



**THE CORPORATION OF LOYALIST TOWNSHIP
NOTICE OF A PUBLIC MEETING CONCERNING
A DRAFT PLAN OF SUBDIVISION, DRAFT PLAN OF COMMON ELEMENTS
CONDOMINIUM AND ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of Loyalist Township has received the following 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 Tuesday October 22nd, 2024, at 6:00 p.m. or shortly thereafter to consider the following amendment to the comprehensive Zoning By-law 2001-38, as amended, Draft Plan of Common Elements Condominium and a Draft Plan of Subdivision, in accordance with the provisions of Section 34 (12) and 51 (20) 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.

Loyalist Estates Mixed Use Development, Plan of Subdivision File No: D12-293, Plan of Condominium File No: D07-04, and Zoning By-Law Amendment File No: D14-005-2021

i) Location

The proposed amendment applies to a property 3.0 hectares in size fronting Loyalist Boulevard and County Road 7 (Church Street) and described as Part of Lot 10, Concession 1, and more particularly described as Part 1 on Plan 29R-10916 in the Village of Bath. A key map is attached showing the location of the subject property.

ii) Proposed Draft Plan of Subdivision

The proposed subdivision consists of 13 streetfront dwelling house blocks, comprised of (1) five-unit block, (5) three-unit blocks, (7) four-unit blocks, for a total of 48 streetfront dwelling units, one commercial block, 3 blocks for reserves, and 1 block for the common elements condominium. Once the subdivision is registered, the individual streetfront dwelling unit parcels will be created through part lot control exemption.

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

The proposed amendments to the Loyalist Township Zoning By-law 2001-38, as amended, if approved, will affect the property consisting of 3.0 hectares, and upon coming into force and effect, will amend the zoning for the Residential Type Five Exception Four Holding (R5-4-H) Zone and the Shopping Centre Commercial Exception Eight Holding (C4-8-H) Zone to address a number of site-specific performance standards to facilitate the development of a 998 m² commercial plaza and 48-unit streetfront dwelling house common elements condominium.

The requested changes to site-specific standards are as follows:

Townhomes (R5-4-H)

- Definition of a lot on a private road
- Definition of a private road;
- Reduce the exterior side yard;
- Reduce the interior side yard
- Increase the maximum lot coverage;
- Increase setback from street centreline;
- Planting strip abutting the C4-8 Zone shall be provided;
- Planting strips along the Loyalist Boulevard and Church Street shall be provided;
- Projection of covered or uncovered steps into any required side yard;
- Permit access through the C4-8 Zone;
- Holding Symbol removal to require Subdivision Agreement.

All other provisions of the R5-4 zone will remain

Commercial Plaza (C4-8-H)

- Reduce minimum lot area
- Reduce minimum lot frontage;
- Increase maximum lot coverage
- Reduce minimum rear yard abutting a Residential Zone
- Reduce minimum interior side yard abutting a Residential Zone;
- Reduce setback from street centreline;
- Remove planting strip requirements abutting a Residential Zone;
- Reduce parking area location requirements along Church Street for the C4-8 Zone;
- Reduce minimum loading space requirement;
- Permit access through the R5-4 Zone;
- Holding Symbol removal to require Site Plan Agreement

All other provisions of the C4-8 zone will remain

iv) Proposed Draft Plan of Common Elements Condominium

The proposed Draft Plan of Common Elements Condominium is to create a common elements condominium, which will include the private roads, visitor parking, open space and underground storm-water-storage tank. The commercial and residential blocks will share a common access and private roads within the property.

The Commercial Plaza will be subject to a future Site Plan 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 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.

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.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium are available for inspection and can be sent to the requester by e-mail or viewed at the Township office located at 18 Manitou Crescent East, Amherstview. 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 James Griffin, Planning Supervisor, at 613-386-7351, extension 140 or through e-mail at jgriffin@loyalist.ca.

Please note staff will be bringing a recommendation forward to Council at this meeting.

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 draft plans of subdivision and common elements condominium.

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 approval authority gives or refuses to give approval to the draft plan of subdivision and common elements condominium, or 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 in respect of the zoning by-law amendment, plans of subdivision and common elements condominium, before the by-law is passed, or before the approval authority gives or refuses to give approval to the draft plans of subdivision and common elements condominium, 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 and plans of subdivision and common elements condominium, 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 1st day of October 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

KEY MAP

