



**THE CORPORATION OF LOYALIST TOWNSHIP
NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING CONCERNING
A PROPOSED PLAN OF SUBDIVISION, OFFICIAL PLAN AMENDMENT AND
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 Public Meeting on Monday, **February 12th**, 2018, at 7:00 p.m. or shortly thereafter in the Odessa Administration Building, 263 Main Street, Odessa, to consider the following amendment to the comprehensive Zoning By-law 2001-38, as amended, in accordance with the provisions of Sections 51 (19.1), 22 (6.1) and 34(12) of the Planning Act, R.S.O. 1990.

1) Leighton Lands Ltd. and 2081257 Ontario Inc. Proposed Draft Plan of Subdivision File No: D12-252-0001

Location and Purpose

The proposed subdivision applies to property described as Part of Lots 35, 36 and 37, Concession 1 in Amherstview. The property is situated on the east side of County Road 6 and the south side of Taylor-Kidd Drive. A key map is attached showing the location of the property.

Purpose of the Draft Plan of Subdivision

The proposed subdivision applies to property described above for 204 residential units, consisting of 148 single detached lots, seven (7) townhouse blocks yielding 22 units and one stacked townhouse block yielding 34 units. The plan also includes three business park lots, two stormwater management blocks, two open space blocks, a mixed use commercial block (includes 18 residential units), three walkway blocks and several streets.

2) Leighton Lands Ltd. and 2081257 Ontario Inc. Official Plan Amendment File No: D09-003-2017

Location and Purpose

Purpose of the Official Plan Amendment

The proposed Official Plan Amendment to the Loyalist Township Official Plan applies to property as described above for the request to re-designate Block 164 on the proposed draft plan from Medium Density Residential to Commercial and re-designate areas currently designated Low Density Residential to Medium Density Residential.

3) Leighton Lands Ltd. and 2081257 Ontario Inc. Zoning Amendment File No: D14-015-2017

Location and Purpose

Purpose of the Zoning Amendment

The proposed Zoning Amendment applies to property described above. The proposed amendment to the Loyalist Township Zoning By-law 2001-38, as amended, if approved, will affect the property and upon coming into force and effect, serve to rezone proposed Block 164 from Community Facility (CF) Zone and Residential Type 1 (R1) Zone to a modified Highway Commercial Holding (C2-H) Zone, the balance of Community Facility (CF) zoned lands to the Residential Type Five Exception Fourteen Holding (R5-14-H) Zone and a new Residential Type Five Holding Zone to introduce stacked townhouses, proposed Lots 1-148, from Residential Type Four Exception Eight Holding (R4-8-H) Zone to Residential Type Five Exception Fourteen Holding (R5-14-H) Zone, to zone

the proposed Blocks 149 to 155 from the Residential Type Five Exception Ten Holding (R5-10-H) Zone to a new Residential Type Five Holding Zone to accommodate for the townhouse blocks, rezone a strip of land from Open Space Exception Five (OS-5) Zone to Residential Type Four Exception Eight Holding (R4-8-H) Zone to increase the rear lot depths of proposed Lots 78 to 84, and to rezone the lands from Future Development (D) Zone and Shopping Centre Commercial Holding (C4-H) Zone and Residential Type Four Exception Eight Holding (R4-8-H) Zone to Open Space (OS) Zone and to accommodate for the two stormwater management ponds.

ADDITIONAL INFORMATION relating to the proposed amendments and draft plan of subdivision are available for inspection Monday to Friday between the hours of 8:30 a.m. to 4:30 p.m. at the Township's Municipal Offices at 263 Main Street, Odessa, Ontario. Appointments are strongly encouraged.

For more information about this matter, including information about preserving your appeal rights, contact Trudy Gravel, Approvals Planner, at 613-386-7351, extension 176.

Please note that the Township has scheduled an Open House on Wednesday, January 24, 2018, between 5:00 and 7:00 p.m. at the Amherstview Fire Station, 363 Amherst Drive, Amherstview. A Notice of this Open House will be sent to the same individuals and agencies that have received this notice.

REPRESENTATION AND INFORMATION

ANY PERSON may attend the Public Meeting 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 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 of Council of Loyalist Township to the Ontario Municipal Board.

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 Municipal Board unless, in the opinion of the Board, 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 5th day of January 2018.

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. and 4:30 p.m. Monday to Friday or email info@loyalist.ca.

