



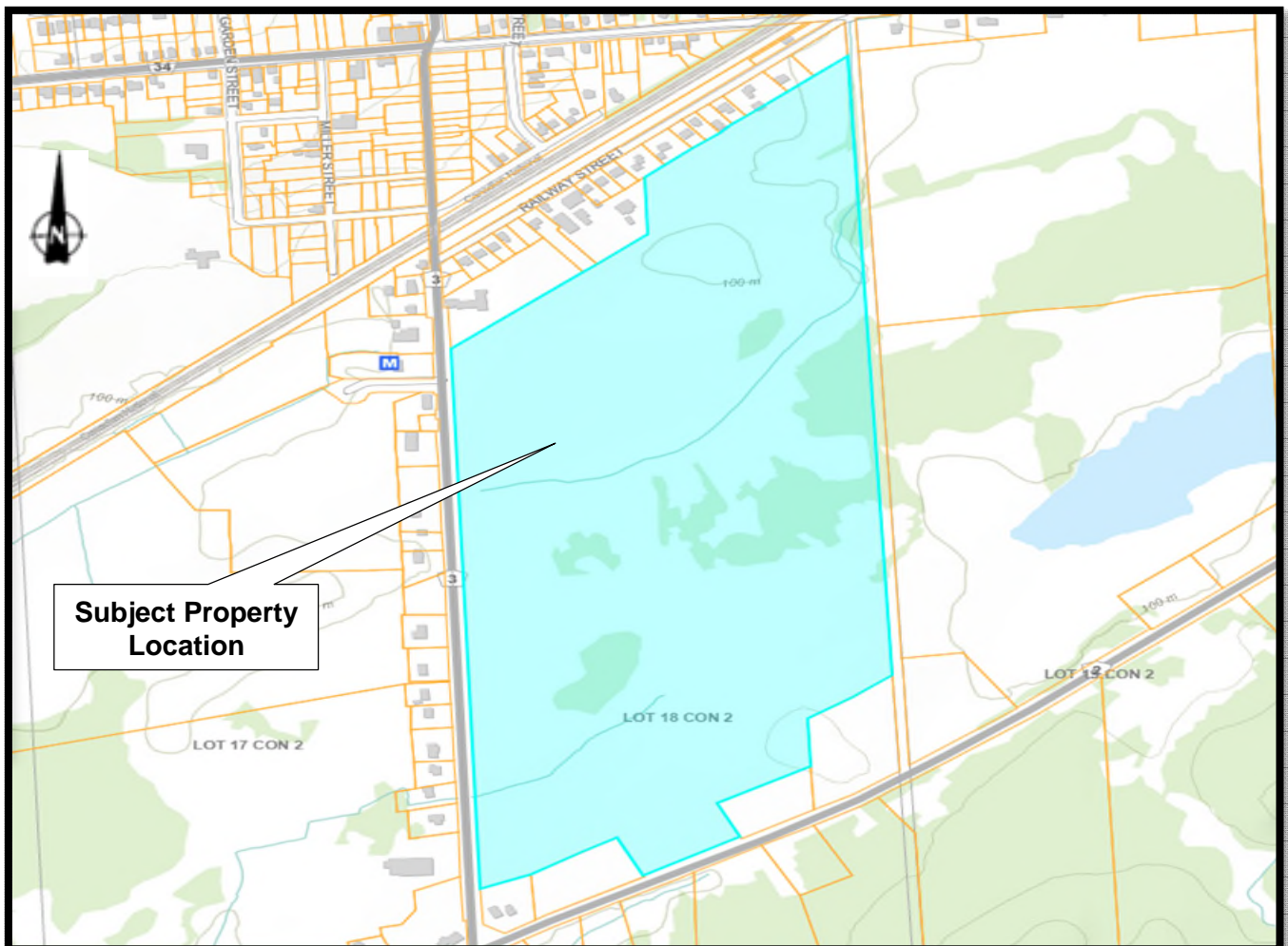
**NOTICE OF
PUBLIC MEETING**
**PROPOSED OFFICIAL PLAN AMENDMENT, ZONING BY-LAW
AMENDMENT & DRAFT PLAN OF SUBDIVISION**
(Sections 17, 34 and 51 of the Planning Act)

DATE OF MEETING: Tuesday, October 10, 2023
TIME OF MEETING: 5:30 pm
LOCATION: 1233 Prince Street, Lansdowne, ON.
Options for attending the meeting will be in person in the Council Chambers and virtually online/by phone through Zoom. Details on how to participate are included below.

Twp File Numbers: D09-01-2021, Z-2020-006 & D12-01-2020 (UCLG File Number for Draft Plan of Subdivision: 08-T-20204)

Owner: 10194549 Canada Limited
Agent: Fotenn Consultants Incorporated
Assessment Roll: 08-12-812-030-23200-0000

Related Application: None



KEY MAP: property subject to applications for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision shown in blue outline and blue fill.

PURPOSE AND EFFECT OF PROPOSED OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT

The applicant is proposing a revised draft plan of subdivision on the subject lands. The subdivision is proposed to be mixed-use, comprised of 76 residential lots (single detached dwellings and semi-detached dwellings), a temporary stormwater management block, a commercial block, a public parkland block and a pedestrian connection block. To facilitate the proposed draft plan of subdivision, concurrent applications for Official Plan Amendment and Zoning By-Law Amendment have been filed. The proposed Official Plan Amendment consists of a request to re-designate a portion of the lands from Rural to Highway Commercial and to add a Special Exception Area to all of the subject lands to limit the mixed-use subdivision to 76 lots per phase and a subsequent phase to 75 lots per phase.

The Zoning By-Law Amendment Application is seeking to facilitate the proposed draft plan of subdivision by amending the existing First Density Residential Holding R1-h zoning of the subject lands in Zoning By-Law Number 07-079 to four new special exception zones First Density Residential Special Exception 3 Holding (R1-3-H) Zone, First Density Residential Special Exception 4 Holding (R1-4-H) Zone, Highway Commercial Special Exception 7 Holding (CG-7-H) Zone & Open Space Special Exception 4 (OS-4) Zone.

To view the supporting documents with respect to these applications, please visit:
<https://www.leeds1000islands.ca/en/growing/active-applications.aspx>

HOW TO PARTICIPATE:

All comments received will become part of the public record. Comments can be provided in a writing, email or verbally in person/virtually. Staff are unable to accept verbal comments over the phone or in person outside of the meeting.

Anyone attending in person in the Council Chambers or virtually online/by phone through Zoom will be provided the opportunity to comment on an application. The ways to comment on an application are:

1. Written Comments – By Email: planningtechnician@townshipleeds.on.ca
By Mail: Township of Leeds and the Thousand Islands
Attention: Amanda Werner-Mackeler, Planning Technician
1233 Prince Street PO Box 280
Lansdowne, ON K0E 1L0
2. In Person Attendance – In person attendance will be in the Council Chambers at the Township Office at 1233 Prince Street, Lansdowne, ON.
3. Virtual/Phone Attendance – If you wish to attend virtually/by phone, you are required to register to be an attendee prior to the meeting. Once registered, you will receive a follow up email from Megan Shannon, Clerk with the details to attend the meeting by computer or by phone. To register to attend the meeting virtually/by phone, please register online at:

https://us02web.zoom.us/webinar/register/WN_U-4rERZZSWC0Qh0iQ4bHxA

If you have any issues registering online, please call 613-659-2415 x 203 before October 6, 2023 and indicate your name, phone number, email address and application(s) to which you wish to speak. Staff will register you for the meeting using your email address and you will receive a follow up email from Megan Shannon, Clerk with the details on how to attend the meeting by computer or by phone.

MAKE YOUR VIEWS KNOWN

The purpose of the Public Meeting is to present planning applications in a public forum as required by the Planning Act and to inform the public of the content of the applications and the effect of the proposed By-Law. At the public meeting members of the public are provided the opportunity to provide comments and questions regarding the applications. No decisions are made at public meetings concerning applications, the public meeting is held to gather public opinion.

This notice has been mailed to you, as required by the *Planning Act*, to ensure that as an interested party you may make your views known on the above applications. You may express your support or opposition to the proposed amendment and draft plan of subdivision by either attending the above public hearing or sending a letter by mail, email, fax or hand-delivery prior to the hearing date. Any correspondence received will become part of the public record.

POTENTIAL APPEAL LIMITATIONS

If a person or public body would otherwise have an ability to appeal the decision with respect to the subject applications to the Ontario Land Tribunal but the person or public body does not make oral submissions at a statutory public meeting or make written submissions to the Municipality 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 the Municipality before a decision is made, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

FURTHER INFORMATION

Detailed information regarding the proposal, including the applications; background information; supporting studies; and the draft by-laws, may be obtained by contacting the Lindsay Lambert, Senior Planner Planning and Development Department at 613-659-2415 ext. 226 or by e-mail at seniorplanner@townshipleeds.on.ca.

Office Location:

1233 Prince Street, Lansdowne, ON

Mailing Address:

Township of Leeds and the Thousand Islands
1233 Prince St, P.O. Box 280
Lansdowne, ON K0E 1L0

Website: www.leeds1000islands.ca or leedsthousandislands.civicweb.net

Additional information and materials will be available to the public for electronic viewing at the Township Office. Additional information and materials will be available by email and on the Township website or on the civicweb.

RECEIVE A COPY OF THE COUNCIL'S DECISION

If you wish to be notified of the municipal/Counties decisions on the proposed Official Plan Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision, you must make a written request to Amanda Werner-Mackeler, Planning Technician at:

Township of Leeds and the Thousand Islands
Attention: Amanda Werner-Mackeler, Planning Technician
1233 Prince Street, P.O. Box 280
Lansdowne, ON K0E 1L0

Email: planningtechnician@townshipleeds.on.ca

ACCESSIBILITY INFORMATION

If you are a person with a disability and need Township of Leeds and the Thousand Islands information provided in another format, please contact our Clerk's office at 613-659-2415 x 216 or clerk@townshipleeds.on.ca.

MULTI-RESIDENTIAL UNIT NOTIFICATION

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 the Township of Leeds and the Thousand Islands on the 12th day of September, 2023.

Megan Shannon
Clerk