

**Take notice** that the Municipal Council of the Corporation of the Town of Hawkesbury will hold a public meeting on **Thursday, September 29, 2022, at 6:00 p.m. virtually** in order to consider a proposed Amendment to Zoning By-law N° 20-2018 under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13.

**The purpose of the application** is to rezone the properties from Residential Zone 1 (R1) for lot "A" and, from Residential Zone 2 (R2) for lots "A" and "B" to Residential Zone 4 (R4-X) for all lots, to allow a reduction in the interior side setbacks of townhouses (planned units) from 6 meters required to 3 meters and 3.6 meters for townhouses (planned units) on lot "B" and lot "C". The project also requires a reduction of the setback for the proposed townhouses (planned units) on either side of James Street to 1 metre instead of the required 6 metres. The project proposition increases the prescribed density to 1 dwelling per 90 m<sup>2</sup>. A reduction of the required street façades is required, from 30 meters required to 20.12 meters for lot "A" and to 14.46 meters for lot "C". Finally, the application includes a reduction in parking requirements for the apartment block of lot "A" from 1.5 spaces per unit required to 1.2 spaces per unit and from 20% parking for visitors to 10%.

**The project consists of** building on lot "A" of an apartments block with 95 units as well as 2 townhouses (planned units) of 5 units each, one of them, will have 5 additional secondary units (one per main unit), another townhouse (planned units) of 6 units with additional secondary units for each main unit is planned on lot "A". For this project, lots "B" and "C" are to be merged to build 2 townhouses (planned units) of 5 main units with one additional secondary unit for each main unit, 2 other townhouses (planned units) are proposed on this merged lot, one with 3 units and the other with 5 units. The project is proposing a total of 150 housing units, 95 apartments, 34 main units of townhouses (planned units) and 21 secondary units in the townhouses (planned units). For the purposes of accuracy of the information, the lots have been identified by the letters A, B and C as shown in the image below. The application to amend Zoning By-law No. 20-2018 will be specific to lands described as parts of Lots 8 and 9 of Registered Plan M-16 and Block 2 of Plan 46M-85, in the Town of Hawkesbury, County of Prescott.

**If a person** or public body would otherwise have the ability to appeal the decision of the Council of the Corporation of the Town of Hawkesbury to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of the Town of Hawkesbury before the zoning 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 Council of the Corporation of the Town of Hawkesbury before the zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

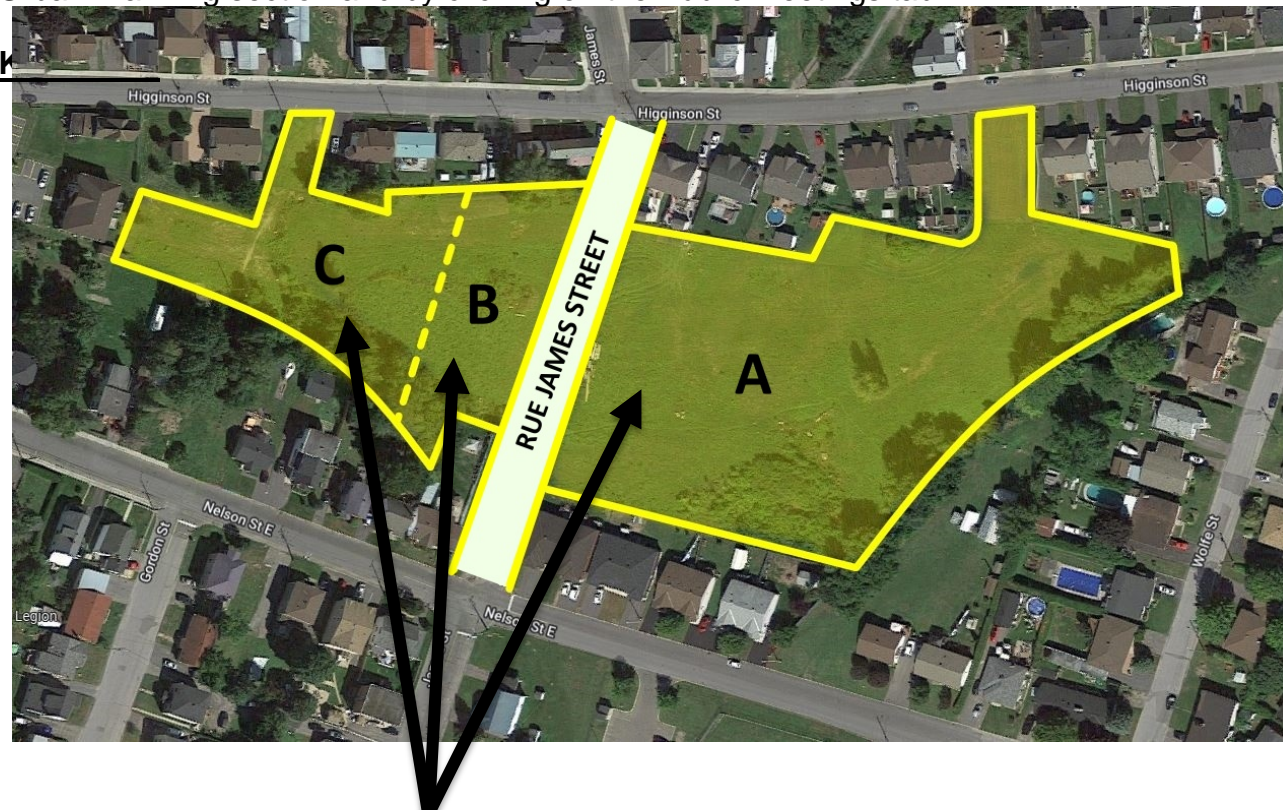
This meeting will take place virtually, anyone wishing to attend the meeting must confirm their attendance at the following email address: [infoplanning@hawkesbury.ca](mailto:infoplanning@hawkesbury.ca), **no later than September 28, 2022 at 4 p.m.** You will need to **specify whether you will be attending the meeting via a computer or via a mobile phone.** Once you have registered to participate in the meeting, details regarding access to the videoconferencing platform will be communicated to you. We kindly ask you to send any comments or questions in advance to the above-mentioned email address. This meeting will be available for your viewing on our YouTube channel a few days after the meeting.

**If a person** wishes to be notified of the Council of the Corporation of the Town of Hawkesbury's decision on the proposed Zoning By-law Amendment, they must make a written request to the Planning Department by email at [infoplanning@hawkesbury.ca](mailto:infoplanning@hawkesbury.ca).

**Additional information** relating to the proposed amendment to Zoning By-law N° 20-2018 is available to the public by contacting the Town's Planner at the following email: [infoplanning@hawkesbury.ca](mailto:infoplanning@hawkesbury.ca).

#### Other Considerations

Project information can be found on the Town's website at [www.hawkesbury.ca](http://www.hawkesbury.ca) under the Town Hall tab on the home page, in the Urban Planning section and by clicking on the Public meetings tab.



Lands targeted by the application

Dated at the municipality of the  
 Town of Hawkesbury  
 This 8<sup>th</sup> day of September 2022

Céleste Cordonnier, Planner  
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[www.hawkesbury.ca](http://www.hawkesbury.ca)