

Take notice that the Municipal Council of the Corporation of the Town of Hawkesbury will hold a public meeting on the **28th of February 2023, at 6:00 p.m. at Town Hall, 600 Higginson Street** to consider a proposed Amendment to Zoning By-law N^o 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 property to allow for increased density and required changes in land sizes. Currently all lots are part of Residential Zone 1 (R1). Three lots must be rezoned for Zone 1 Residential Zoning with Exception (R1-X) to allow a façade of 13 meters instead of the 15 meters required for single-family homes. Four additional lots are to be rezoned for Zone 3 Residential with Exception (R3-X) zoning to allow for a reduction in the required lot area for townhouses from 200 square metres per required unit to 185 square metres per proposed unit. Two lots must be rezoned for Zone 4 Residential with Exception (R4-X) zoning to limit the height of future apartment blocks to a maximum of 3 storeys instead of 4 floors allowed. Finally, the remaining lots must be rezoned for Zone 2 (R2) and Residential Zone 3 (R3) zoning with the exception of two lots that will remain under the original Residential Zone 1 (R1). This application is part of a draft-approved subdivision, file number D12-54.

The project consists of rezoning the property as described above, to Residential 1 with Exception (R1-X), Residential 2 (R2), Residential 3 (R3), Residential 3 with Exception (R3-X) and Residential 4 with Exception (R4-X). The application to amend Zoning By-law No. 20-2018 will be specific to the property described as lots 1 to 39 and blocks 40 to 42 of Plan 46M-91, 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

This meeting will take place in person, anyone wishing to attend the meeting must confirm their attendance at the following email address: SyPilon@hawkesbury.ca, **no later than February 27, 2023 at 4:00 p.m.** 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.

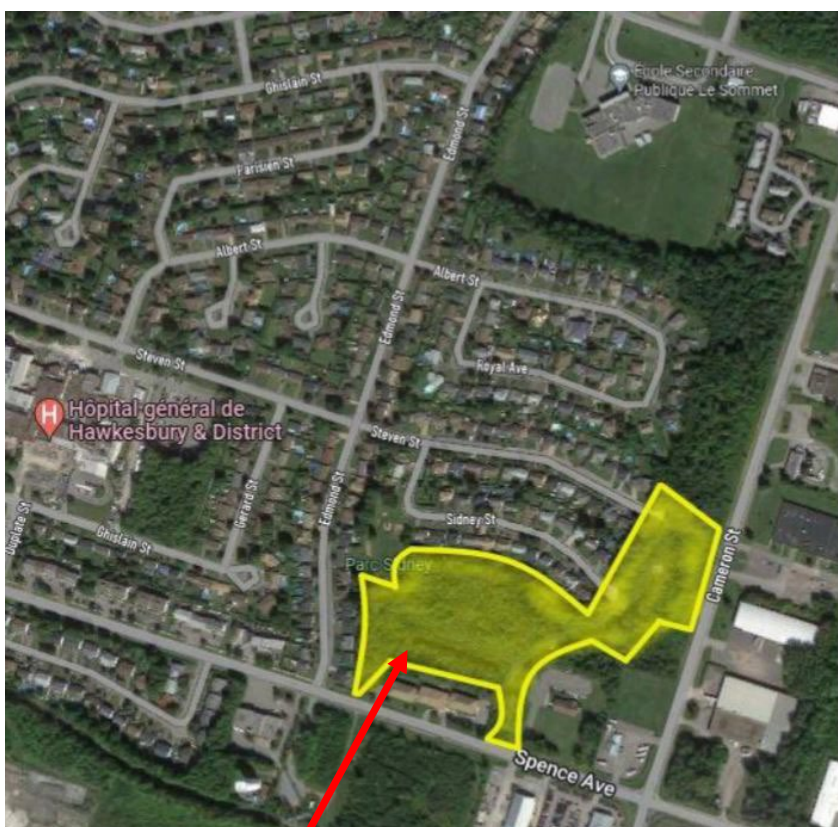
If a person wishes to be notified of the Council of the Corporation of the Town of Hawkesbury's decision on the proposed Zoning By-law Amendment, they must make a written request to the Planning Department by email at SyPilon@hawkesbury.ca.

Additional information relating to the proposed amendment to Zoning By-law N^o 20-2018 is available to the public by contacting the Town's Planner at the following email: SyPilon@hawkesbury.ca.

Other Considerations

Project information can be found on the Town's website at 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.

KEY PLAN



Lands targeted by the application

Dated at the Municipality of the
Town of Hawkesbury
This 6th day of February 2023

Jillian Simpson, Planner
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www.hawkesbury.ca