

Take notice that the Municipal Council of the Corporation of the Town of Hawkesbury will hold a public meeting on the **11th of December 2023, at 6:00 p.m. at Town Hall, 600 Higginson Street** to consider a proposed Amendment to Zoning By-law No. 20-2018 under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13.

The purpose of the application is to rezone Lot 43 and Part of Lot 42 on Registered Plan M-3, an unaddressed vacant lot on Gladstone Street owned by the United Counties of Prescott and Russell, to allow for the construction of a semi-detached dwelling. The subject property is currently zoned "Residential Zone 2 (R2)". The proposed Zoning By-law Amendment would add an R2-exception Zone that would treat Lot 43 and a portion of Lot 42 as one lot for Zoning By-law purposes to allow the construction of the semi-detached dwelling.

The project consists of the development of a semi-detached dwelling, which is permitted in the R2 zone. The application to amend Zoning By-law No. 20-2018 will be specific to the property described as Lot 42 and Lot 43 of Registered Plan M-3, 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: infoinfra@hawkesbury.ca, **no later than December 8, 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 infoinfra@hawkesbury.ca.

Additional information relating to the proposed amendment to Zoning By-law No. 20-2018 is available to the public by contacting the Town's Planner at the following email: infoinfra@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 20th day of November
 2023

Jillian Simpson, Planner
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www.hawkesbury.ca