



TOWNSHIP OF FRONT OF YONGE
NOTICE OF ONLINE PUBLIC MEETING CONCERNING
PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

Official Plan Amendment No. 1 – Additional Residential Units
General Amendments to Comprehensive Zoning By-law

TAKE NOTICE that the Council of the Corporation of the Township of Front of Yonge will hold an online public meeting at **6:30 p.m.** on **April 4th, 2022**, in the Council Chambers of the Township Hall at 1514 County Road No. 2 to consider the following items:

- A proposed general amendment to the Township of Front of Yonge Official Plan under the *Planning Act*, R.S.O. 1990, Chapter P.13, Section 17 and 21. The purpose of the amendment is to revise the second unit policies in Section 2.8.2 by updating terminology and by revising the policy to permit an additional dwelling unit within a detached dwelling, semi-detached dwelling or townhouse dwelling and one additional dwelling unit in a detached accessory structure to a detached dwelling, semi-detached dwelling or townhouse dwelling. The effect of the amendment is to address provincial changes to the *Planning Act* and to be consistent with the United Counties of Leeds and Grenville Official Plan with respect to additional residential units.
- A proposed general amendment to Comprehensive Zoning By-law No. 20-18 under the *Planning Act*, R.S.O., 1990, Chapter P.13, Section 34. The purpose of the amendment is to make several modifications to the Definitions, General Provisions, and Zoning Schedule of the Zoning By-law. The changes include, but are not limited to amendments that revise provisions relating to additional residential units, remove provisions relating to wireless telecommunications towers, revise parking standards relating to barrier-free parking requirements, and correct known mapping errors associated with zone boundaries on Schedule A. The effect of the amendment would be to implement the policies of the related Official Plan amendment and to address various zoning matters that have been identified by staff and Council through experience in working with the Zoning By-law.

THE SUBJECT LANDS, being the entirety of lands within the corporate limits of the Township of Front of Yonge are not the subject of any other applications under the *Planning Act* that relate directly to the Official Plan and Zoning By-law amendments. As the Official Plan and Zoning By-law amendments applies to lands within the entire Township, no key map has been provided herein.

ANY PERSON may attend the online public meeting and/or make written or verbal representation either in support of or in opposition to the above item(s). The Township strongly encourages individuals to submit written comments in advance of the online public meeting. In the event that you are unable to attend the meeting but wish to submit written comments, please attempt to ensure that your comments are delivered to the Clerk's office no later than Thursday, March 31, 2022. Additional information and material regarding the proposed amendments is available for public inspection by contacting the Clerk's department.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Township of Front of Yonge to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Front of Yonge before the proposed Official Plan amendment is adopted and/or the proposed Zoning By-law amendment 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 Township of Front of Yonge before the proposed Official Plan amendment is adopted and/or the proposed Zoning By-law amendment is passed, the person or public body may not be added as a party to a hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

In accordance with Section 17(24.1) and Section 34(19.1) of the *Planning Act*, there is **no appeal** in respect of Official Plan policies that authorize the use of Additional Residential Units, or of the parts of a by-law that give effect to such policies, with the exception of the Minister of Municipal Affairs and Housing.

IF YOU WISH TO BE NOTIFIED of the decision of the Township of Front of Yonge on the proposed Official Plan and Zoning By-law amendment, you must make a written request to the Township of Front of Yonge. The Township's Official Plan amendment is subject to approval by the United Counties of Leeds and Grenville.



FOR MORE INFORMATION about this matter, including information about preserving your appeal rights and information on how to participate in the online public meeting, contact the Clerk's office during regular business hours from Monday to Friday (tel: (613) 923-2251; email: jault@frontofyonge.com), or at the address below.

DATED AT THE TOWNSHIP OF FRONT OF YONGE
THIS 14th DAY OF MARCH, 2022.

SIGNED:


JENNIFER AULT, CLERK

TOWNSHIP OF THE FRONT OF YONGE

1514 COUNTY ROAD NO. 2

MALLORYTOWN, ONTARIO

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