



NOTICE OF COMPLETE APPLICATION & PUBLIC HEARING

Notice under Section 34 of the Planning Act R.S.O., 1990

ZONING BY-LAW AMENDMENT

File No. ZBA-2024-001

235 James Street West

Lot 16, Block 2 on Plan 19

<p>PLANNING ADVISORY COMMITTEE PUBLIC MEETING</p> <p>February 10, 2025, at 5:30 pm Town of Prescott, Municipal Building 360 Dibble Street, West</p>	<p>COUNCIL MEETING</p> <p>February 18, 2025, at 5:30 pm Town of Prescott, Municipal Building 360 Dibble Street, West</p>
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TAKE NOTICE that pursuant to Section 34 of the Planning Act, R.S.O. 1990, the Planning Advisory Committee will hold a statutory Public Meeting agenda on the above dates and times or as soon thereafter as the matter can be dealt with, via in-person/electronic meeting to consider the following Zoning By-law Amendment Application. The Committee's recommendation will then be placed on a future Council agenda for review and approval of the draft by-law amendment.

PURPOSE OF THE APPLICATION: The proposed zoning amendment will rezone the subject property at 235 James Street from its current Low Density Residential (R1) zone to a Site Specific (R1-xxx) zone. The amendment is requested to convert the existing two (2) unit dwelling to a five (5) unit dwelling which will be contained within the existing structure (no additions or additional floor area is proposed), reduce the number of required parking spaces, increase the percentage of the front yard to be used as parking, to include a requirement to provide buffering adjacent to parking and to provide a minimum number of bicycle parking spaces.

WHY AM I RECEIVING THIS NOTICE: You are receiving this notice since you are the owner of land or condominium corporation (as per last revised assessment roll of the municipality) within 120 metres of the subject site or expressed interest in receiving a copy of this notice.

PROVIDING WRITTEN OR ORAL SUBMISSION: Pursuant to provincial policies a public meeting is required. Written comments can be submitted by emailing the Municipal Land Use Planner, Chief Building Official or the Secretary of the Committee any time prior to the meeting at the mailing address or email address shown below.

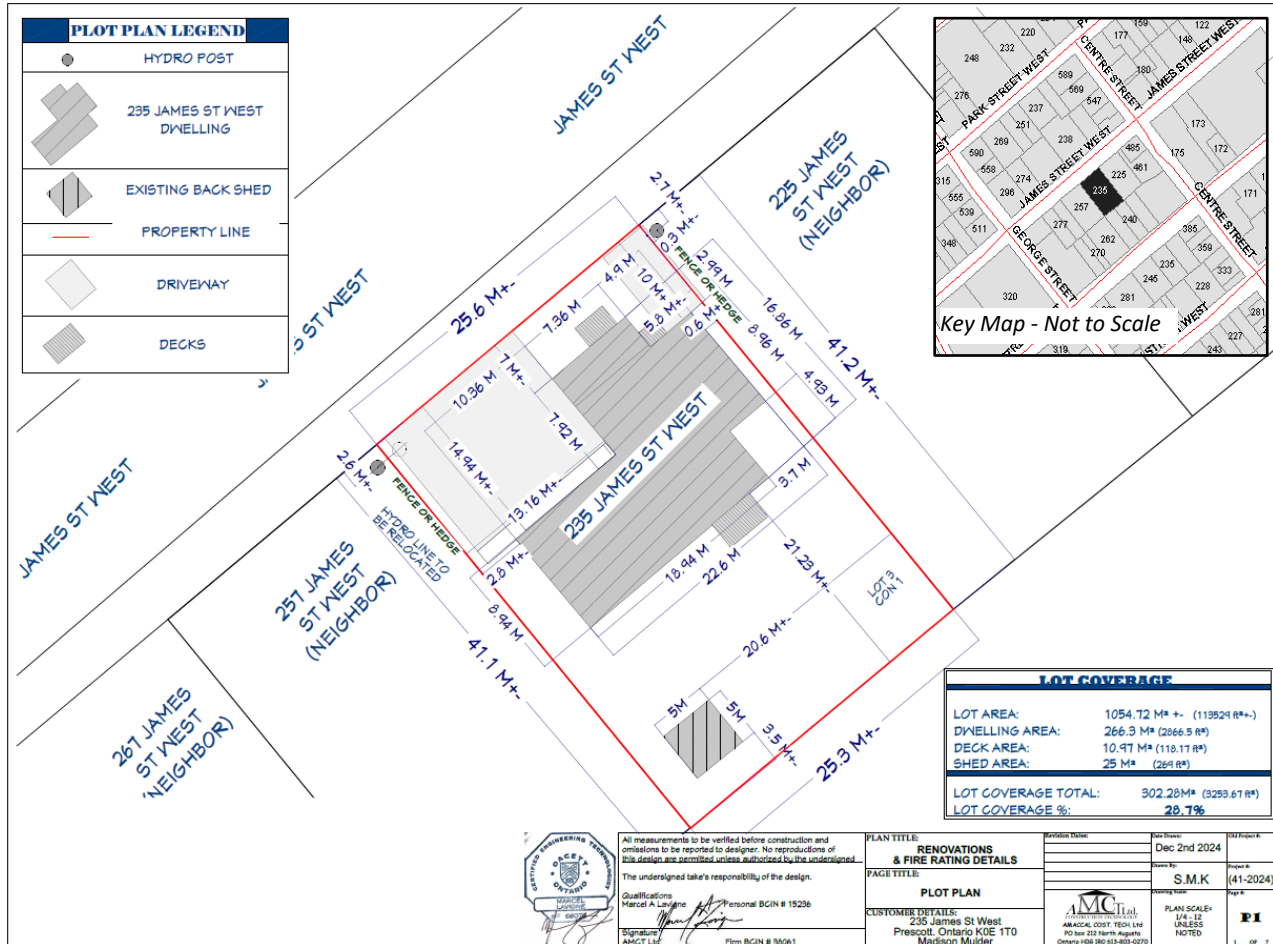
Members of the public will also be able to provide verbal comments at committee meetings through Zoom or in-person. Interested residents can register by contacting either the Chief Building Official or the Secretary of the Committee up to 1 hour prior to the meeting. The Committee asks that any presentations be limited to 5 minutes or less and any exceptions will be at the discretion of the Committee Chair.

NOTICE OF DECISION: If you wish to be notified of the decision of the Planning Advisory Committee or Council on the proposed zoning by-law amendment, you must make a written request to the Secretary of the Planning Advisory Committee or Town Clerk.

APPEAL: If a person or public body would otherwise have an ability to appeal the decision of the Committee to the Ontario Land Tribunal but if the person or public body does not make oral submissions at a public meeting or make written submissions to the Committee before a decision is issued, the person or public body is not entitled to appeal the decision. The person or public body may also 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.

ADDITIONAL INFORMATION: Information regarding this application is available to the public for viewing at the Town of Prescott municipal building at 360 Dibble Street W, Prescott, Ontario between the hours of 8:30 a.m. and 4:30 p.m. Monday to Friday; or you may contact either:

<p>Tim Fisher Municipal Land Use Planner Email tfisher@prescott.ca Phone: 613-803-8342</p>	<p>Shawn Merriman Chief Building Official Email: smerriman@prescott.ca Phone: 613-925-2812 ext. 6206</p>
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DATED: January 20, 2025

Matthew Armstrong
Secretary, Planning Advisory Committee
marmstrong@prescott.ca