

**TOWN OF GREATER NAPANEE**  
**OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS**  
**NOTICE OF PUBLIC MEETING**

---

The Town of Greater Napanee is proposing to adopt an Official Plan Amendment and to pass a by-law to amend Zoning By-law No. 02-22. Pursuant to Sections 17(17) and 34(13) of the Planning Act (R.S.O. 1990), Council will hold a public meeting on **February 27<sup>th</sup>, 2024**, to outline the content and effect of the applications. All those interested are hereby invited to attend the public meeting and express their view on the applications.

**PURPOSE & EFFECT OF THE PROPOSED AMENDMENTS**

The site is currently designated 'Arterial Commercial' in the Town of Greater Napanee Official Plan. Zoning By-law 02-22 places the subject lands in an 'Arterial Commercial (C2) Zone with a Holding Symbol. Applications for Zoning By-law Amendment and Official Plan Amendment have been submitted by 23:32 Capital MHC Fund | GP Inc.

The purpose of the Official Plan Amendment (PLOPMA 2023 011) is to change the designation of a portion of the property to 'Low Density Residential' to permit the development of 79 mobile home sites plus amenities and to create a Site-Specific Policy Area to permit additional future severances for the lands to remain designated as Arterial Commercial.

The purpose of the proposed Zoning By-law Amendment (PLZACO 2023 010) is to reflect the change in land use to allow expansion of the existing mobile home park and to establish site-specific provisions for the commercial lands. Site-specific relief is required as it relates to lot frontage and commercial parking space size proportions.

The redesignation and rezoning of the site will permit the development of two commercial buildings fronting on County Road 41 and the development of Phase 3 of the Richmond Mobile Home Park which will include 79 mobile home sites, open space, and amenities.

**LOCATION OF PROPERTY**

The property is located within Part of Lot 21, Concession 2 in Registered Plan 29R-3111, in the Township of Richmond, Town of Greater Napanee in the County of Lennox and Addington (see key map).

**OTHER APPLICATIONS**

A concurrent Site Plan Control Application (PLSPMA 2023 049) has been filed.

## **NOTICE OF APPEAL**

If a person or public body would otherwise have an ability to appeal the decision of the Town of Greater Napanee 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 Town before the 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 Town of Greater Napanee before the 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.

## **PUBLIC MEETING PLACE**

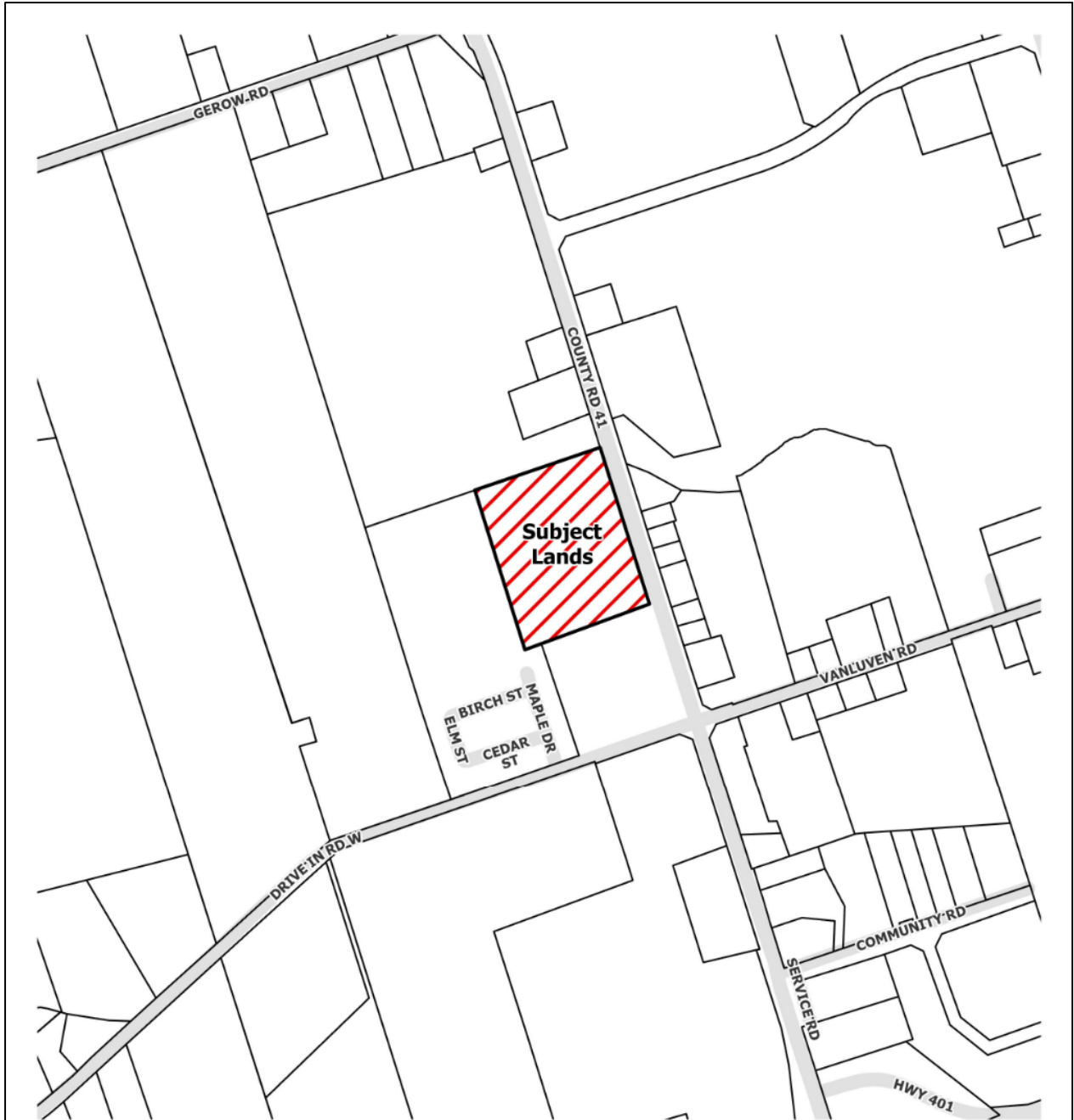
The public meeting will be held at the Council Chamber of the Town Hall, Greater Napanee, February 27<sup>th</sup>, 2024 at 7:00 p.m.

For further information contact:

Michael Nobes  
General Manager of Growth & Expansion/CBO  
Town of Greater Napanee  
99A Advance Avenue  
Napanee, Ontario  
K7R 3Y5

Or phone (613) 776-1151 during regular business hours.

Jessica Walters (Clerk)



**Key Map**

Pt Lot 21 Con 2 Richmond, Pt 1 on Plan 29R11165  
Town of Greater Napanee  
Project: 141865  
Date: Jan 8, 2024

