



**THE CORPORATION OF LOYALIST TOWNSHIP  
NOTICE OF ADOPTION  
COMMUNITY IMPROVEMENT PLAN**

**TAKE NOTICE** that the Council of The Corporation of Loyalist Township passed By-law 2025-52, a by-law to adopt the Affordable Housing and Purpose-Built Rental Community Improvement Plan (CIP) on August 12, 2025.

The CIP as approved includes the following amendments:

- a. That the ARU grant be available for new builds at up to \$12,500 per secondary unit with a minimum 15-year rental tenure requirement and additional ARI grant of up to \$12,500 if the affordability requirements are maintained for 5 years;
- b. That the ARU grant for existing homes be changed to up to \$12,500 per internal/attached ARU or \$25,000 per accessory structure ARU, and that the affordability parameters for the ARU grant for existing homes be changed to optional, but if adhered to would include an additional ARI grant of \$12,500 per ARU if the affordability requirements are maintained for 5 years;
- c. That the ARI grant for PBRs be increased to \$12,500 per unit if the affordability requirements are maintained for 5 years.

**Purpose and Effect of the Community Improvement Plans**

A CIP is a planning and economic development tool that sets out a framework to assist in community revitalization, and assists to achieve economic, community planning, and urban development goals. The Township's Official Plan identifies the opportunity to provide affordable housing as a criteria for improvement, revitalization and re-development.

The Affordable and Purpose-Built Rental Housing CIP will create financial incentives for the redevelopment, construction and reconstruction of lands and buildings to support the focus of this CIP Location.

**Location**

Through By-law 2022-56, the subject lands of the proposed Community Improvement Plan would cover the entirety of Loyalist Township.

**A copy of By-law 2025-52 and information respecting the Community Improvement Plan are available at 263 Main Street, Odessa from Monday to Thursday between the hours of 8:15 a.m. to 4:30 p.m. and from 8:15 a.m. to 12:15 p.m. on Fridays. Staff reports pertaining to the proposed Community Improvement Plans is available at this link: <https://loyalist.civicweb.net/Portal/>. The CIP can be viewed at the following link: <https://engage.loyalist.ca/housing-accelerator-fund> .**

Take notice that a Notice of Appeal must be submitted to the Ontario Land Tribunal in respect of the By-law by filing with the Clerk of The Corporation of Loyalist Township not later than **4:30 p.m. on Thursday, September 4, 2025**. The appeal can be filed via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Loyalist Township. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [clerks@loyalist.ca](mailto:clerks@loyalist.ca)

And take notice that the proposed Improvement Plan is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of Council is final if a Notice of Appeal is not received on or before the last day for filing a Notice of Appeal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information about this matter, including information about appeal rights, please contact [clerk@loyalist.ca](mailto:clerk@loyalist.ca) at 613-386-7351, extension 121.

Anne Kantharajah, Township Clerk  
Loyalist Township, PO Box 70, 263 Main Street  
Odessa, Ontario K0H 2H0

Dated at Loyalist Township this 15<sup>th</sup> day of August, 2025.

**If you are a person with a disability and need Loyalist Township information in another format, please contact 613-386-7351, ext. 100 from 8:30 a.m. to 4:30 p.m. on Monday to Friday, or e-mail [clerk@loyalist.ca](mailto:clerk@loyalist.ca).**