



Church Street Development What We Heard Report

Date: September 22, 2026

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Introduction

This “What We Heard” Report provides for background information on the Township’s proposed development of lands in the Village of Bath, as well as a summary of the feedback gathered at the first Public Open House to discuss the project. The project subject lands (“the site”), which are located north of Bath Public School with frontage on Church Street (County Road 7) and Park Place.

In-Person Open House

On June 4, 2026, beginning at 6 p.m., Loyalist Township staff hosted a public open house to discuss the development of the site. The open house was hosted in the gymnasium of Bath Public School. Statutory notice of the public open house was provided and circulated in accordance with the requirements of the Planning Act.

Loyalist Township staff co-hosted the open house with members of the Church Street Redevelopment project team, Fotenn Planning + Design, and Forefront Engineering Limited. Affordable housing developers/providers anticipated to receive lands as part of this redevelopment – County of Lennox and Addington Social Services and Prince Edward Social Services (“the County”) and Habitat for Humanity – were also in attendance at the open house.

Participants and Approach

The public open house that took place on June 4, 2026 saw an overall attendance of approximately 80 members of the public.

The Township and the project team had planned the Open House to follow a typical open house style of engagement, with attendees circulating throughout the room to view multiple “stations” with easels depicting pertinent project information, and with project team members located at each station available for questions, meaningful discussion, and to receive feedback from attendees.

Six stations were set up throughout the gymnasium:

- Station 1 served to capture contact information from interested parties to enable the Township to make them aware of the opportunity to follow the project, for example by receiving ongoing updates. This supports a proactive approach to project communications. An overview of the open house layout and the evening’s scheduled events was also provided at this initial check-in point.
- Station 2 followed Station 1, with two easels being set up. One easel included an image of the Canada Mortgage and Housing Corporation’s “Housing Continuum”, and one easel provided for Frequently Asked Questions (FAQs) and answers regarding affordable housing, the site, the proposed development, etc.
- Stations 3 and 6 served as areas to provide written feedback to the Township and project team. Each station comprised of a table with chairs, and provided feedback forms and pens for attendees who sought to provide written feedback.

Participants and Approach

- Stations 4 and 5 immediately followed, and provided identical information to one another. Each station comprised four easels, each of which depicted Concept Plans 1-4 for consideration by members of the public. The concept plans each provided for a view of the site, some of the immediately surrounding neighbourhood, potential blocks for subdivision, potential street and right-of-way layouts, potential building envelopes and lots, and potential parking areas. Future ownership of the blocks and lots were also identified with different colourized hatching, indicating which lands were proposed to be conveyed to Habitat for Humanity and the County, and which lands would remain in the Township's ownership (until eventually being sold on the open market following a Request for Proposals process).

A mixed-media presentation was also planned as part of the public engagement, with a 15-minute verbal and visual presentation provided by Fotenn Planning + Design.

During the presentation provided by Fotenn Planning + Design, some attendees expressed their desire for the open house to take on a "Question and Answer" type of engagement style. The project team adapted the open house to take on this format.

The project team explained to participants that it may not be possible to answer many questions being posed by attendees in detail because the project is in the early stages. A concept plan design has not yet been selected, nor have any technical studies been completed. The purpose of the open house was to acquire general feedback on the high-level concepts presented. Regardless, this was an excellent opportunity to learn what concerns participants have about the redevelopment of the site, and to provide what information the project team had available.

The project team understands, based on the feedback received at the open house, that the Presentation-Question-Answer period is preferred to the open house style of engagement. As such, the project team will provide greater opportunities for questions/answers at the next public open house.

Based on the information provided at check in, approximately 80 members of the public attended the first public open house regarding this project. 55 email addresses were also collected from members of the public, and many of those attendees consented to receiving more/future information on the project via email.

Staff also provided a QR code for access and review of the Township's Engage webpage dedicated to this project. The analytics report for the webpage provides how many viewers have accessed the page, and whether these users have opted to "follow" the project (i.e. users have opted in to updates regarding the progress made on the project over time, major project milestones, etc.).

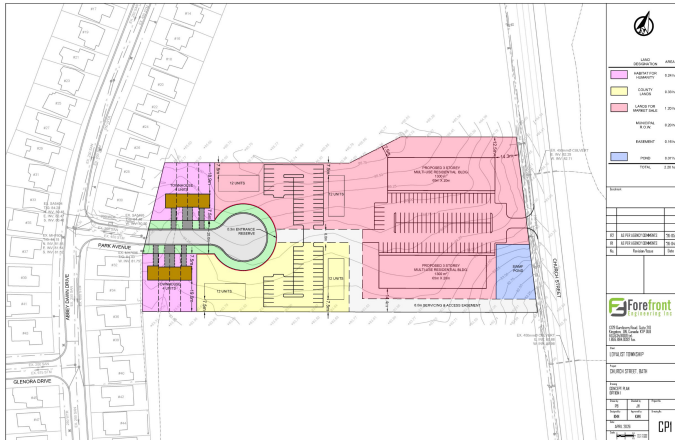
As noted, there were opportunities to provide written feedback on the concept plans presented at the Open House. Print forms were provided for attendees to share:

- What they liked about each concept plan;
- What they disliked about each concept plan; and,
- What changes they would like to see to each concept plan.

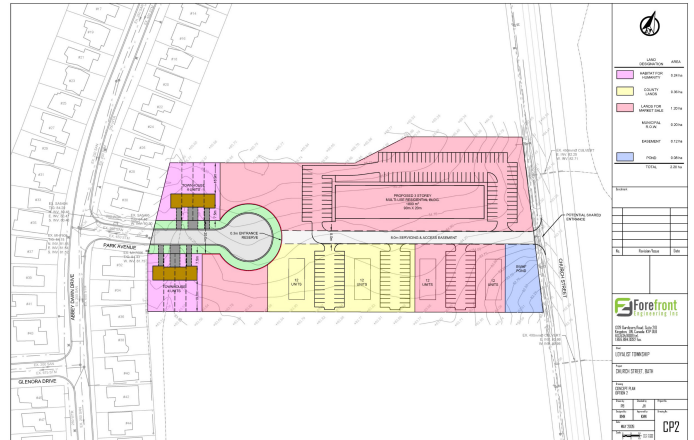
The summary of feedback provided from these forms, and from the Township's webpage, is included in the following section of this report.

Concept Plans

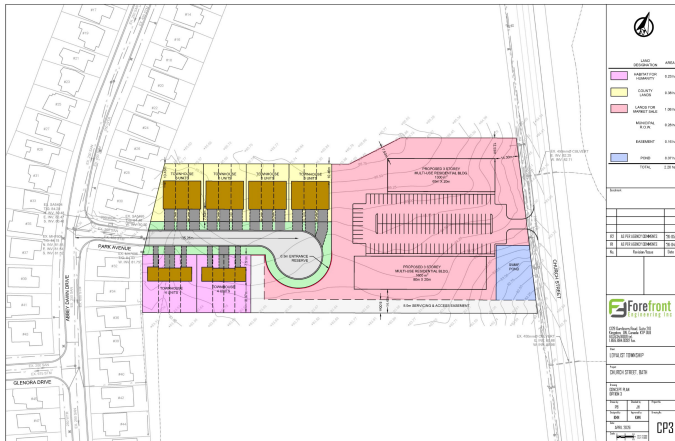
Concept Plan 1



Concept Plan 2



Concept Plan 3



Concept Plan 4



Summary of Input

This report provides a summary of the input received at the first public open house, as well as following the public open house, up until the deadline for comments (June 15, 2026).

Concept Plan 1

What did respondents like about Concept Plan 1?

- No through-vehicular connection between Park Place/Abbey Dawn Road and Church Street/the entire site
- Through-pedestrian connection
- Stormwater management pond
- The potential for a mix of uses as part of Concept Plan 1, specifically on the Township-owned lands fronting Church Street
- The inclusion of affordable housing, particularly the location of the Habitat for Humanity units
- The built form proposed adjacent to the existing neighbourhood (townhouses)

What did respondents dislike about Concept Plan 1?

- The height of the buildings proposed
 - Preference would be a maximum height of two (2) storeys, and that three (3) storey buildings were too tall.
 - Concerned about the transition in height between the proposed buildings and the existing adjacent neighbourhood.
- Overall transition between the existing neighbourhood and proposed development
- Parking provided (appears insufficient)
- Land proposed for Township-ownership and eventual market sale was too large
- Proposed entrance from Abbey Dawn Road/Park Place
 - Conversely, some participants shared that they disliked that there was no through vehicular connection between Park Place and Church Street.
- Clustering of affordable housing
- Density proposed, with respect to the number of dwellings compared to available landscaped open area (re: functional aspects (such as parking and drainage)).
- No parkland proposed

What changes do respondents want to see to Concept Plan 1?

- Would like to see purpose-built seniors housing, retirement, or aging-in-place residences incorporated
- Seeking more open space (including both active and passive recreation opportunities)
- Alter plans so no vehicular access be provided from Abbey Dawn Road/Park Place.
 - However, others suggested that there should be more vehicular accesses to the site.
- Affordable housing be located further from existing residential development
- Single detached dwellings be proposed
- More substantial buffer between the new development and the existing neighbourhood

Concept Plan 2

What did respondents like about Concept Plan 2?

- Many participants expressed that Concept Plan 2 was the most preferred over the other concept plans proposed.
- No through-vehicular connection between Park Place/Abbey Dawn Road and Church Street/the entire site.
- Stormwater management pond

What did respondents dislike about Concept Plan 2?

- Lack of detailed information shown for functional considerations such as snow storage, waste collection, and stormwater management
- Sought more information about the uses proposed.
- Three storey height of buildings (too tall)
- Potential connection to Church Street.
 - Density (too dense)
 - Lack of parkland
 - Parking locations

What changes do respondents want to see to Concept Plan 2?

- Participants stated that they would like to see:
 - More parkland
 - A height limit of two storeys
 - Clarity on the mix of uses proposed
 - Housing limited to seniors on the Township owned lands
 - Buffering between existing development and the new proposed development
- Participants also recommended traffic calming measures at Park Place, such as a traffic circle or traffic lights

Concept Plan 3

What did respondents like about Concept Plan 3?

- Concept Plan 3 was also described as several participants' favourite/preferred concept plan out of the four concept plans presented.
- The grouping and location of Habitat for Humanity and County housing units, and how these blocks provide buffering/separation from the Lands for Market Sale;
- Townhouse unit type contemplated for the County lands.
- Separate entrance to the Township-owned lands via Church Street, with no through-vehicular connection between the blocks.

What did attendees respondents about Concept Plan 3?

- Lack of open/green space.
- Potential increased traffic on Abbey Dawn Road.
 - Density (too high)
 - Three storeys for apartments and the amount of units

What changes do respondents want to see to Concept Plan 3?

- Utilize lands between Habitat for Humanity/County blocks and Lands for Market Sale for parkland/open space
- Only locate the Habitat for Humanity housing immediately adjacent to the existing neighbourhood
- Similar to with other concept plans, participants requested:
 - The inclusion of parkland
 - A height limit of two storeys
 - Restrictions on the Lands for Market Sale so that development would be limited to seniors' housing
 - Greater separation and buffering between existing development and the new proposed development.
 - Review vehicular accesses proposed to explore other options
 - Sidewalks added along Church Street

Concept Plan 4

What did respondents like about Concept Plan 4?

- Single-use proposal
- Townhouse building typology
- Inferred lower-level height associated with townhouses
- Through-vehicular connection might facilitate better traffic flow
- Represented a lower overall density

What did respondents dislike about Concept Plan 4?

- Less innovative/more basic
- Through-vehicular connection may generate traffic and safety concerns
- May introduce issues with on-street parking
- Too high density
- No building typologies proposed that would facilitate seniors' housing

What changes do respondents want to see to Concept Plan 4?

- Reduce density proposed
- Preferred only one entrance to this concept plan, from Church Street only
- That sidewalks be clearly shown and included
- Intermixing the Habitat for Humanity, County, and privately-developed townhouse blocks
- More parkland
- Inclusion of seniors' housing

General Commentary

The following section provides general commentary provided by open house attendees and online respondents based on theme/topic:

Open House Format

As previously mentioned, concerns related to the open house presentation format, layout, and proceedings were expressed both during the open house, and via written feedback from attendees. The Township and their consultants strive to provide inclusive, accessible, and meaningful opportunities for engagement, and will strategize different formats for future open houses, public meetings, and engagement sessions.

Affordable Housing

Overall, there are varying opinions regarding the provision of affordable housing on this site. Attendees expressed both support and concern in principle, and posed questions regarding the impact of affordable housing on the neighbourhood character, property values, crime rates, and available amenities in the community to support the tenants of the affordable housing. Based on Council resolution and direction, these lands will be developed for the purposes of providing affordable housing. Affordable housing is currently anticipated to be provided by Habitat for Humanity and the County, at a minimum. Eight (8) affordable housing units will be provided by Habitat for Humanity, and between 12 and 24 affordable housing units will be provided by the County. It is possible that more affordable housing units could be proposed on the Township-owned parcel, following its sale. Currently, there is no contemplation for removing the affordable housing units from the concept plans given the supporting data from the County's Housing Needs Assessment and the strong role of the County and Habitat for Humanity as experienced affordable housing providers.

Tenure

Concern with respect to the provision of purpose-built rental units has been expressed through consultation. As the County only provides for rental affordable housing units, the proposed rental tenure of at least 12 units (and up to 24 units) owned and operated by the County is not anticipated to change. It is possible that more rental units are proposed on the Township-owned parcel, following its sale. Currently, there is no contemplation for removing the rental housing units from the concept plans given the supporting data from the County's Housing Needs Assessment which is also the focus of the Housing Accelerator Funds that the Township received in part to support this project.

Site Layout

Participants shared varying opinions on the preferred concept plans and overall possible site layouts. Main themes expressed in feedback provided converge on desires to:

- Reduce potential impact on the existing neighbourhood (traffic, stormwater, noise, etc.)
- Reduce potential impact to the provision of municipal services (water, stormwater, etc.)
- Include more opportunities for parkland, open space, and outdoor recreation facilities
- Provide for an age-friendly community, where older adults living in Bath/Loyalist Township can age in the community where they currently live.
- Facilitate opportunities for supportive community uses (e.g. community centres, medical clinics, etc.)

Cost of Development

Participants expressed concern that the cost of development would raise taxes or result increases to water and sewer rates. Staff outlined that the cost of development is being funded in part by the Housing Accelerator Fund the Township received from the Canada Mortgage and Housing Corporation (CMHC), and additional costs would be recouped through the sale of the market parcel. Staff outlined that water and sewer rates do not fund new development or expansion of the water and wastewater plants. Expansion of the plants is paid for through water and wastewater connection charges (commonly called impost fees), which are paid for by developers as they pay their building permit fees. This money is set aside in a reserve fund that Township then uses for future expansion to the water and wastewater systems.

Unit Typology

Overall, concerns related to multi-use and/or multi-unit residential built forms were expressed, unless they were considered in the context to propose seniors' housing, retirement homes, or long-term care services.

Some respondents expressed positivity towards townhouse units, though other concerns associated with the provision of townhouses (e.g. increased on-street parking, property standards, increased density) were also shared in association with those concepts.

Height

Participants expressed concern for height, overall. These participants are concerned that the three-storey buildings proposed would impact the character of the existing adjacent neighbourhood, and would not be compatible with the surrounding low-rise, one- and two-storey residential uses.

Traffic

Different opinions were expressed regarding how proposed road networks, parking configurations, and access layouts would impact traffic in both the existing adjacent neighbourhood and the site itself. However, the concerns brought forth by participants remained the same despite different opinions on how those impacts may be generated. Concerns with respect to increased vehicular traffic, speeding, pedestrian safety, on-street parking, and congestion, were expressed. Questions regarding the technical study of the various road configurations' impact on traffic were raised, and requests for traffic studies were made.

Once a preferred concept plan is selected to proceed with, a Traffic Impact Study (TIS) will be conducted by GHD. As Church Street is a County-owned and operated road (County Road 7), the County and their peer reviewers will conduct a technical review of the TIS to ensure that the development proposed is feasible and supportable, with potential for impacts on the existing road network (i.e. intersections, on-street parking, etc.) to be mitigated.

Property Standards

Concerns for property standards, maintenance, and general property upkeep were expressed. All lands developed as part of this proposed subdivision will be subject to the Township's Property Standards By-law.

As the Habitat for Humanity units will provide for affordable ownership housing, the owners/residents of those units will be responsible for their own property maintenance.

As the County units will be owned and operated by the County, the County will be responsible for property maintenance. The County employs staff members responsible for the upkeep of properties in their ownership, and those staff members are aware of the Township's requirements for property standards. County staff will be accessible by phone/email should residents or neighbours seek to express concerns to property management.

Impact to Existing Residents

As discussed, numerous technical studies will be conducted to review the development proposed in the preferred selected concept plan, including:

- Traffic Impact Study
- Noise and Vibration Impact Study
- Servicing and Stormwater Management Study
- Archaeological Assessment
- Environmental Impact Study
- Geotechnical Assessment
- Planning Justification Report

Through these studies, the proposed development will be evaluated against Township, County, and provincial guidelines and criteria for their overall feasibility, as well as their impact to surrounding land uses. Mitigation measures and recommendations to reduce impact will be provided, as necessary, by the professionals responsible for completing these studies and assessments. Tangible efforts to mitigate impacts will be implemented and made enforceable through the eventual Planning Act applications that will be required to facilitate development, including the proposed Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, and potential Site Plan Control process.

Next Steps

Studies

As previously indicated, various technical studies are underway currently, and will continue to be prepared by the Township's professional consultant team. At the time of the preparation of this Summary Report, the preparation of the Environmental Impact Study is underway. Indigenous consultation is also underway, which will continue throughout the process. Geotechnical and archaeological field work will begin in July 2026. Once a concept plan is selected as a preferred option, further studies will begin.

Concept Plan Selection

A preferred concept plan will be selected shortly, based in part on the preliminary technical information we have, the needs of the affordable housing providers involved in this project, the feedback from the participants at the Open House, and Council direction. A concept plan evaluation tool created to assist in this process will be used to differentiate between the similar plans proposed.

Expression of Interest

The Township has issued a Request for Expressions of Interest to receive feedback from the development community regarding the Township-owned portion of lands proposed as part of the future subdivision. Township staff are requesting that respondents demonstrate what they propose for the site, and alignment with the preferred development criteria. Township staff will provide a list of preferred and/or recommended uses for consideration as part of the Request, which will be informed by public feedback, Council direction, and good planning principles. Based on the feedback provided at the first public open house, and via the feedback forms received both following the open house and online, the following uses have been included in the Request for Expressions of Interest:

Residential Uses

- Single-detached dwelling
- Semi-detached dwelling
- Duplexes
- Triplexes
- Fourplexes
- Low rise apartment dwellings
- Row or cluster dwellings
- Street front dwelling houses
- Apartment dwellings
- Seniors' citizen housing
- Retirement homes
- Back-to-back townhomes
- Stacked townhomes

Commercial* and Community Uses

(* Preferred to be as part of a mixed-use building with residential units above the commercial use.)

- Small shops/boutiques
 - Convenience Store
 - Retail Establishment
 - Antique sales establishment
 - Business and professional offices
 - Personal services shops
 - Merchandise services shops
- **Restaurants/cafes/pubs**
 - Bakery
 - Eating Establishment (and all of the variations of it, incl. Outdoor cafe)
 - Tavern
- **Grocery/food market**
 - Bakery
 - Supermarket
 - Retail
- **Personal services**
 - Personal Services Shop (salon, barber, spa)
 - Retail

- **Health Services (clinic, pharmacy, dental)**
 - Clinic, medical
 - Long term care facility
 - Veterinary clinic
 - Pharmacy
- **Childcare/daycare**
 - Day nursery
- **Office space**
 - Business and professional offices including small business/start-up spaces, co-working/shared workspaces
 - Financial establishment
- **Cultural/arts space**
 - Antique sales establishment
 - Artist studio
 - Custom workshop
 - Art gallery
 - Museum
- **Library**
 - Public Library
- **Recreation/fitness facility**
 - Community centre
 - Club, commercial
 - Club, private
 - Fraternal club
- **Rental apartments above storefronts**
 - Street front dwelling houses
 - Accessory dwelling units above the commercial uses listed above
 - Accessible/barrier-free housing
 - Any of the residential uses previously described, with the understanding that certain units and/or entire models would consider barrier-free options
 - Group Homes

Second Public Open House

Following selection of a preferred concept plan, a second public open house will be hosted by the Township. The purpose of the second public open house is to gain specific feedback on the selected concept plan, and to continue to share the progress of the project with members of the public.

Submission

Once all supporting studies and required plans have been prepared, the consultant team will submit the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications to the Township, on behalf of the Township. The Township, relevant commenting agencies (e.g. County, Cataraqui Region Conservation Authority, etc.), and peer reviewers will conduct a technical review of the applications, and provide comments and request changes as required.

Statutory Public Meeting

A statutory public meeting will be held in accordance with the Planning Act. At the public meeting, members of Council and the public can learn more about the proposed applications, ask questions, and make comments that will comprise the public record.

Council Decision

Following the public meeting and rounds of technical circulation, Council will make a decision to either approve, deny, or defer applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision.

Detailed Design and Studies

Should Council vote to approve the applications, then more detailed technical studies will be completed to satisfy the conditions of draft plan of subdivision, and site plan control (if required – depending on the number of units/type of development proposed per subdivision block). Pre-servicing construction activities may take place during this stage. This could include the installation of construction fencing, site clearing, the installation of underground services, and the installation of base asphalt as part of road construction. This stage will conclude with the issuance of final plan of subdivision approval and the registration (i.e. creation) of the new parcels of land. This registration may occur prior to completion of construction activities.

Conveyance, Permits, and Construction

Once the Township completes the construction of subdivision servicing and access infrastructure (roads and/or laneways) and Habitat for Humanity and the County have obtained Building Permits, parcels will be conveyed to Habitat for Humanity and the County. Similarly, after the Expression of Interest and rezoning process is complete, a Request for Proposals will be released to determine the purchaser of the remaining Township-owned lands. Construction of subdivision servicing and access infrastructure could commence as soon as Spring 2027. Building permits will be submitted for approval, to allow construction to begin as early as late 2027.

Appendix A

Open House Presentation

Public Open House

Church Street Rezoning and Development

June 4, 2026



Agenda

1. Housekeeping
2. Background
3. Concept Plans
4. Next steps

1. Housekeeping



6:00 – 6:30
Arrival



6:30 – 6:40
Presentation



6:40 – 8:00
Open House

2. Background

- / Area: 2.19 hectares (5.4 acres)
- / +/- 160 metres of frontage on Church Street
- / +/- 20 metres of frontage on Park Place
- / North of Bath Public School
- / Designated + Zoned Open Space
- / Wetland across Church Street



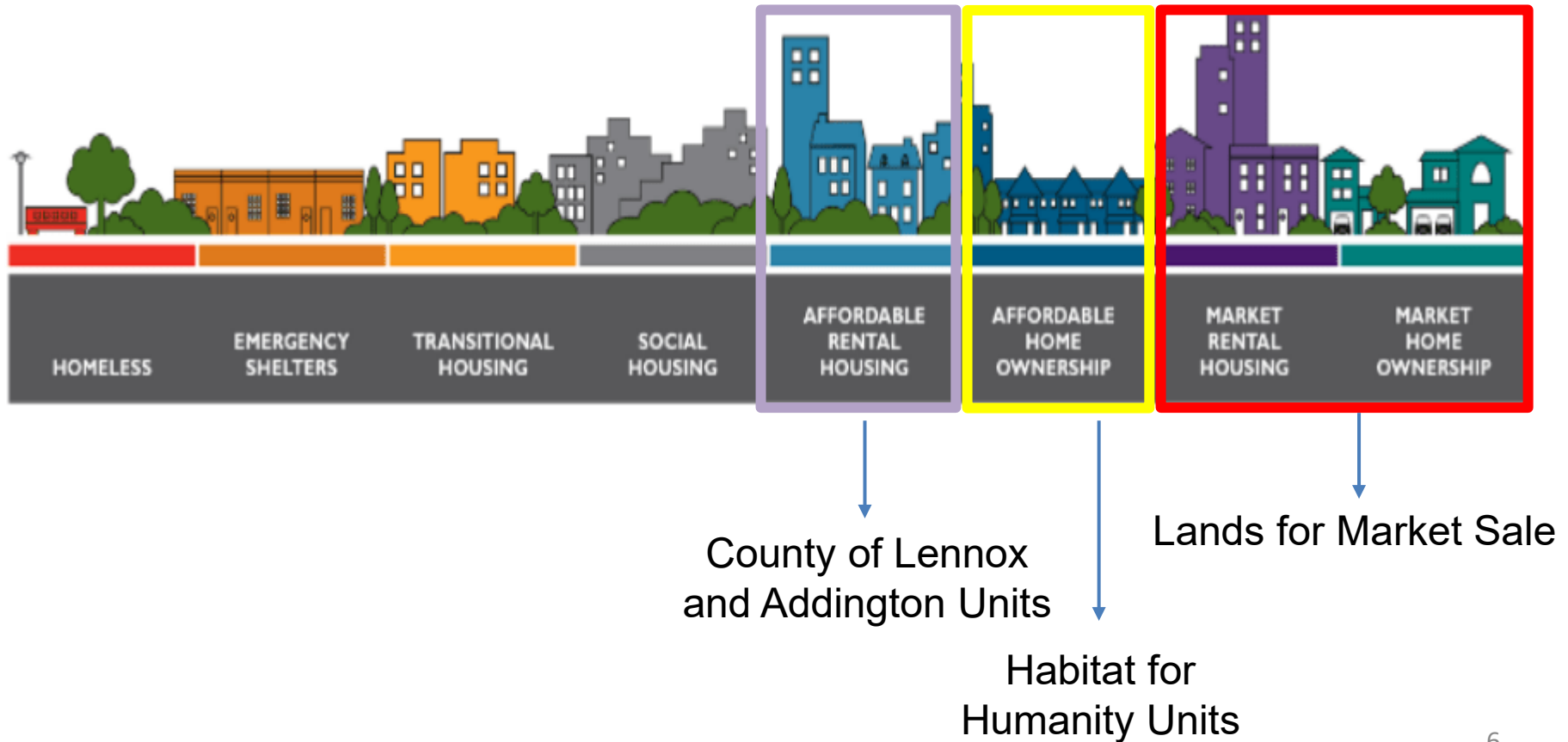
2. Background cont'd

- / Lands declared surplus in May 2025 for affordable housing
- / ~0.81 hectares (2 acres) to be developed by the County of Lennox and Addington for affordable rental housing
- / ~0.2 hectares (0.5 acres) to be developed by Habitat for Humanity for affordable ownership housing
- / ~1 hectare (2.5 acres) for market sale by Township
- / Funded by HAF



HOUSING
ACCELERATOR
FUND

2. Background (cont'd)



3. Concept Plans

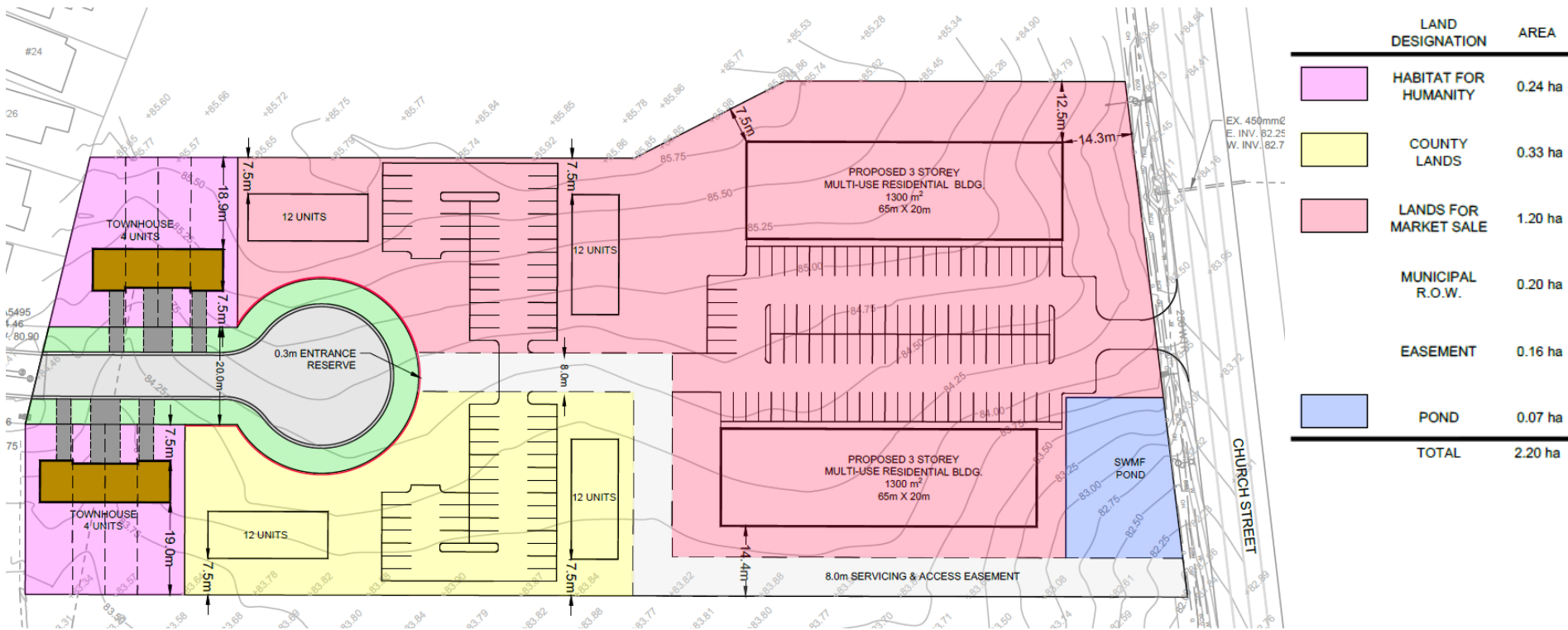
- / Seeking input on Concept Plans
 - / Likes, Concerns, Suggestions, etc.
 - / Please complete feedback forms or submit comments online through Engage Loyalist website

<https://engage.loyalist.ca/church-street-development>

- / Required Planning Applications
 - Draft Plan of Subdivision
 - Official Plan Amendment
 - Zoning By-law Amendment

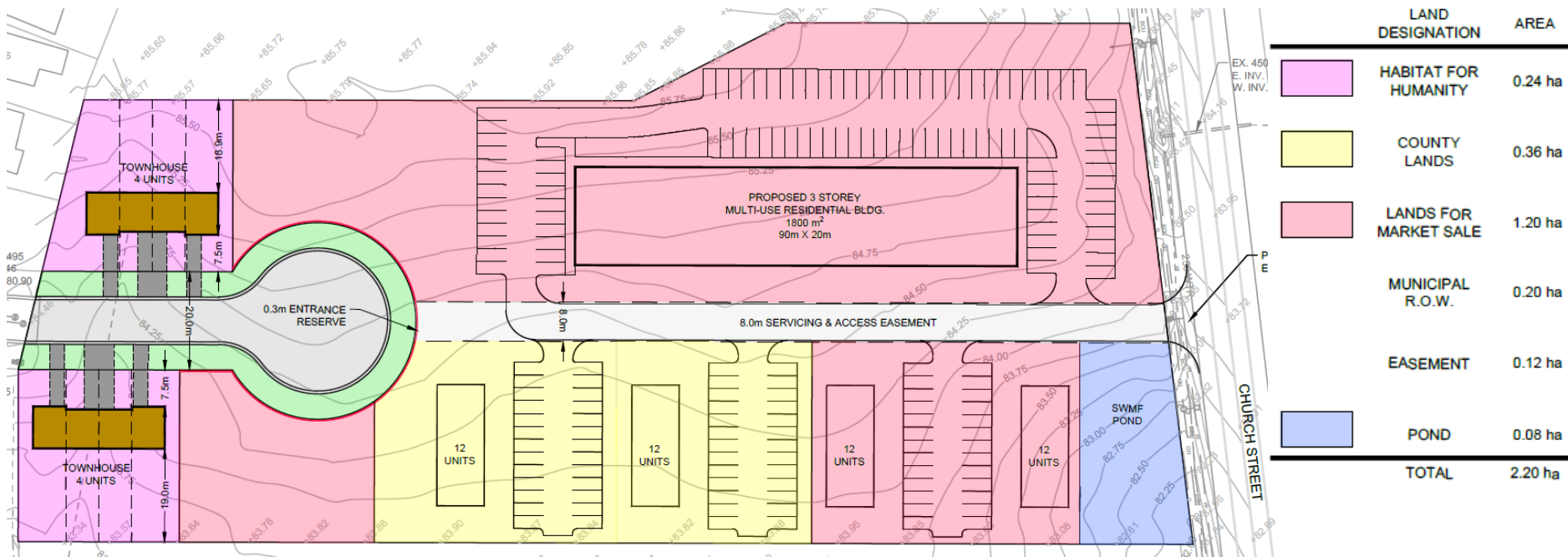
3. Concept Plans (cont'd)

Concept CP1



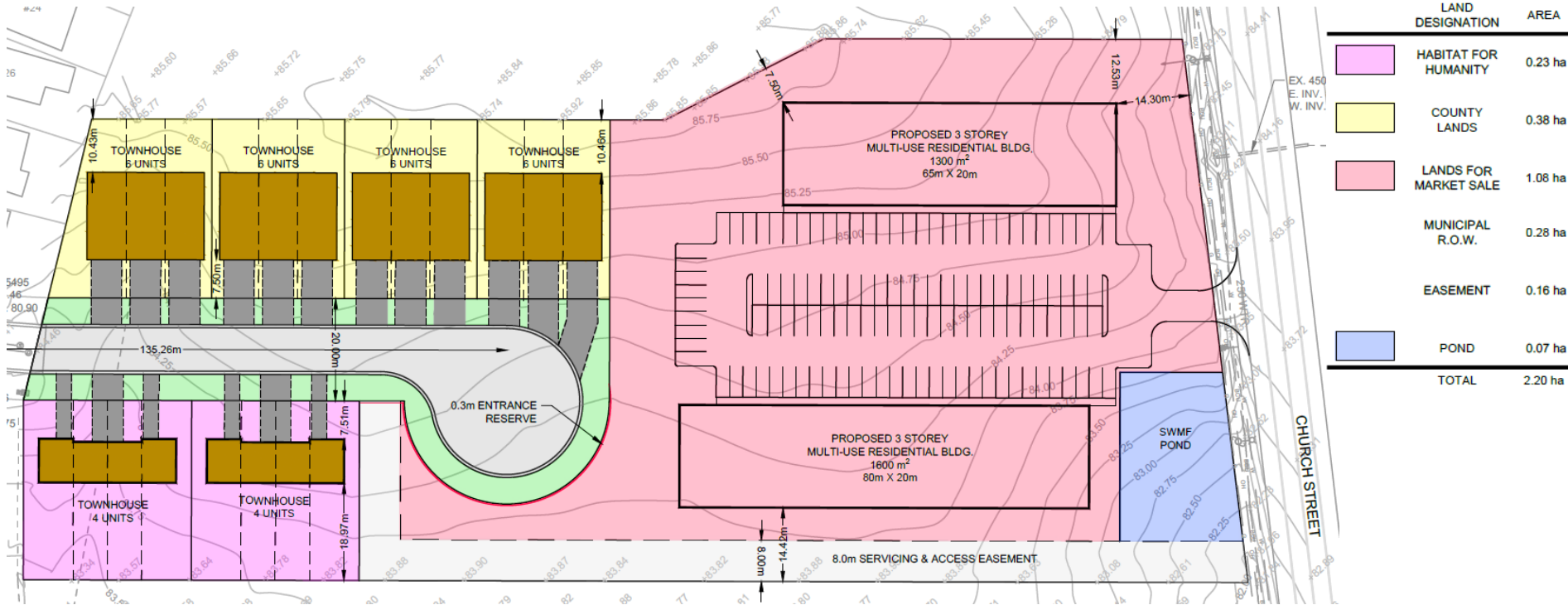
3. Concept Plans (cont'd)

Concept CP2



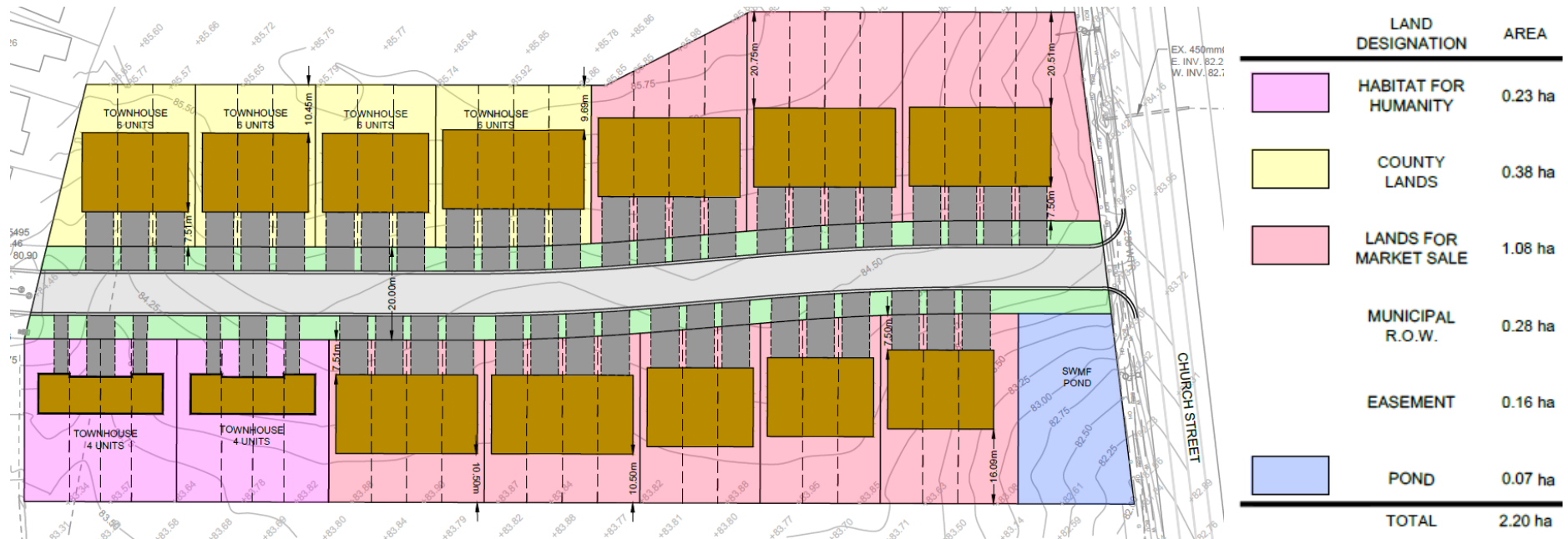
3. Concept Plans (cont'd)

Concept CP3



3. Concept Plans (cont'd)

Concept CP4



4. Next Steps and Planning Process

1. “What We Heard” Report will be posted on the Engage Loyalist webpage
2. Concept Plan Selection (Late Spring / Early Summer 2026)
3. Development Applications (OPA, ZBA, DPS) and Technical Studies (Early Summer 2026)
4. Second Public Open House (Mid-Summer July 2026)
5. Statutory Public meeting for OPA, ZBA and DPS (Late Summer 2026)
6. Council Decision (Early Fall 2026)

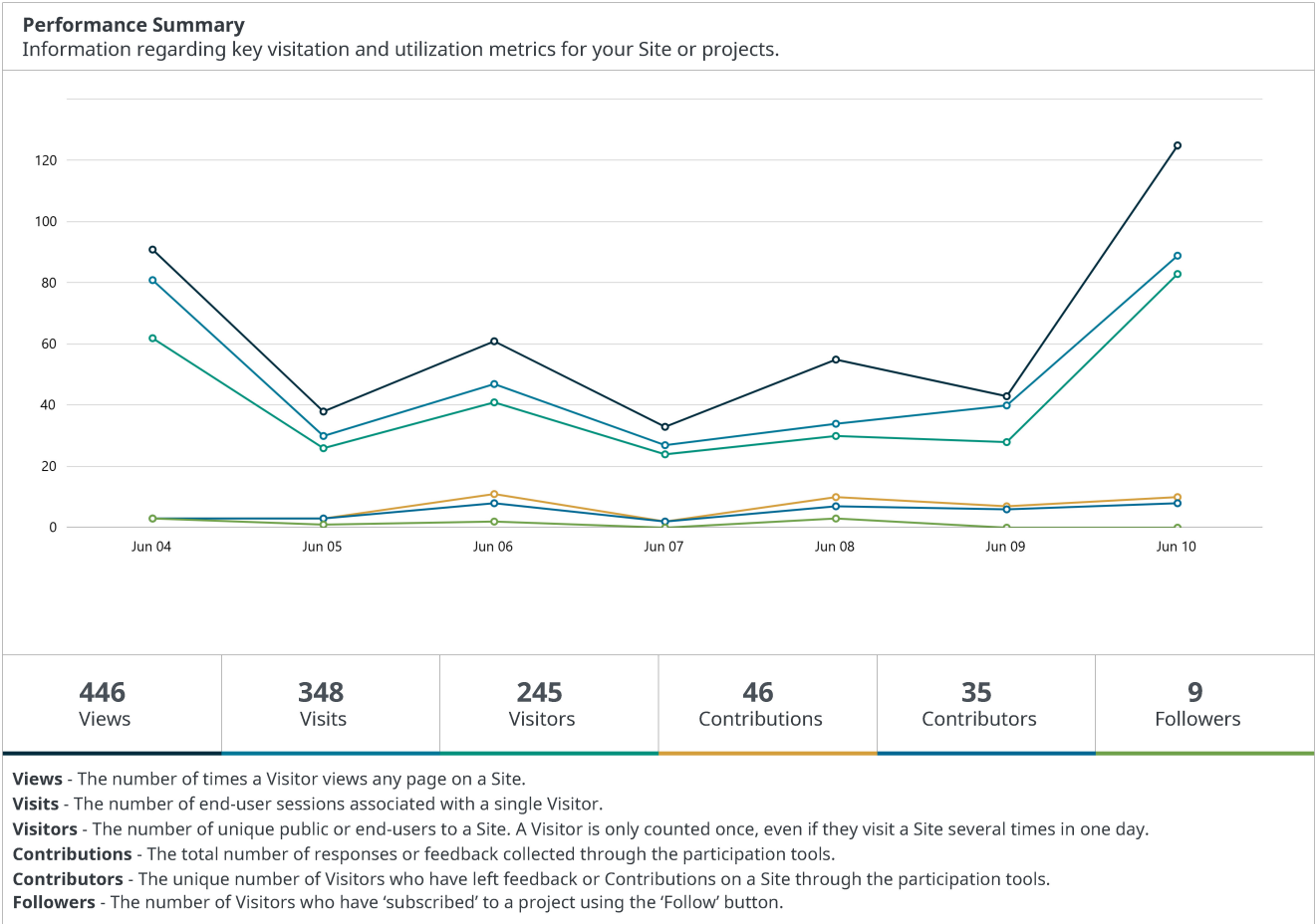
Engage Loyalist Webpage



Appendix B

Engage Webpage Statistics

The following charts provide the activity data from the commenting period of June 4 – June 10, 2026 on the Township’s Engage website.



Conversions

Information regarding how well your engagement websites converted Visitors to perform defined key actions.

