

COMMITTEE OF ADJUSTMENT  
NOTICE OF HEARING

TUESDAY, April 12th, 2022 at 4:30 P.M.

Pursuant to the Planning Act and Ontario Regulations 197/96 and 200/96 take notice that the Committee of Adjustment for the Township of Woolwich will meet for the purpose of hearing all persons interested in support of or opposition to any of the following applications as described below.

Please note this will be a virtual meeting only and public attendance at the Township offices will not be permitted. Below is information on how you can submit comments, view or participate in the meeting. You may also contact the Committee Secretary by sending an email to [planning@woolwich.ca](mailto:planning@woolwich.ca) or by phone at 519-669-6040 if you have any questions.

COMMITTEE OF ADJUSTMENT APPLICATIONS

MINOR VARIANCE APPLICATION A 23/2021 – Lester and Voila Shantz, 1942 Lobsinger Line

ZONE / USE: Agricultural / detached dwelling, livestock barn, driveshed and cabinetry shop

PROPOSAL: This application was deferred at the November 15, 2021 meeting. The applicant has amended their application and is requesting relief from Section 6.18.A of the Home Business – Tradesperson regulations to permit the continued operation of a cabinetry shop on a 0.74 hectare Agricultural property. Specifically the following variances are required:

- Section 6.18.A) iv - to permit one full time employee whereas the current regulations do not permit employees other than the owner / operator of the business; and
- Section 6.18A) vi - to increase the maximum ground floor area for a Home Business – Tradesperson use (cabinetry shop), in an accessory building to the residence, from 100 square metres to 211 square metres.

CONSENT APPLICATIONS B 11/2021 and B 12/2021 – BDP Holdings Inc., 49 Howard Avenue, Elmira

ZONE / USE: General Industrial – Urban (M-2) / industrial building

PROPOSAL: These applications were deferred at the October 18, 2021 meeting. The applicant is proposing to create a new industrial lot and requires the following consent applications to facilitate the proposal:

Application B 11/2021 - To sever an irregular shaped parcel of land being approximately 0.63 hectares in area from the lands located at 49 Howard Avenue, Elmira. The proposed severed lands are currently vacant. The proposed retained lands are approximately 4.07 hectares in area and contain an existing industrial building.

Application B 12/2021 - To grant a blanket easement to allow stormwater (overland flow) from the proposed retained lands to continue flowing into the existing stormwater management pond on the proposed severed lands.

The proposal will permit the future construction of a new industrial building on the proposed severed lands in accordance with the zoning provisions.

MINOR VARIANCE APPLICATION A9/2022 – Oscar and Selema Shantz, 1243 Wollis Road

ZONE / USE: Agricultural / detached dwelling, livestock barn, implement shed and woodworking shop

PROPOSAL: The applicant is requesting relief from Section 7.3.1 (e) to permit a doddy house on a parcel that is approximately 36 hectares in area whereas 40 hectares is required. The applicant is proposing to construct a doddy house addition onto their existing dwelling.

MINOR VARIANCE APPLICATION A 10/2022 AND CONSENT APPLICATION B 14/2022- David Wright, Julie Ann Wright and Carolyn Gidyk, 793 Sawmill Road, Bloomingdale

ZONE / USE: Settlement Commercial (C-3) / single detached dwelling with attached garage and accessory building and a landscape business with associated buildings

PROPOSAL: Application B 14/2022 - the applicant is proposing to sever an irregular shaped portion of property having approximately 27 metres frontage on Sawmill Road and an approximate lot area of 1.08 hectares, from 793 Sawmill Road, for the purpose of separating the existing landscape business from the property. The proposed severed lands, identified as 801 Sawmill Road, will contain the existing landscape operation and associated buildings. The proposed retained lands at 793 Sawmill Road, containing a single detached dwelling with an attached garage and accessory building, will have approximately 140 metres frontage on Sawmill Road and contain approximately 0.63 hectares.

Application A 10/2022 - Subject to approval of the above-noted consent application the proposed severed lands at 801 Sawmill Road will require a variance to Section 18.3.2 to reduce the required lot width from 30 metres to approximately 27 metres.

### HOW TO PARTICIPATE

As in-person meetings are not an option at this time, you can view or participate in the meeting as follows:

- view the Committee of Adjustment livestream on the Woolwich Township YouTube channel at the following link <https://www.youtube.com/channel/UCOnLIF3Srk2gLEBjkq8pIMQ> OR
- participate by registering with the Committee Secretary on or before 12 noon on Wednesday April 6th. To register please email [planning@woolwich.ca](mailto:planning@woolwich.ca) or phone 519-669-6040. When registering you must provide your name, phone number, email and the application number you would like to comment on. Once you are registered the Committee Secretary will forward information on how to connect to the Zoom meeting (i.e. zoom Wi-Fi login or conference call number).

If you are unsure whether or not you would like to speak at the meeting but want to listen and have the option to comment on a particular application, please register with the Committee Secretary (see above information). You will not be required to speak if you do not want to.

### WHY REGISTER

By registering staff can ensure that you are permitted access to the virtual meeting, we know which application you are commenting on and, can call on you at the appropriate time to comment if you wish to do so. As it is virtual, registering will provide a level of security that is necessary to prevent unwanted guests from disrupting the meeting. Applicants and their consultants will be automatically registered and contacted accordingly by the Committee Secretary ahead of the meeting.

### SUBMITTING COMMENTS

If you would like to comment on a particular application, staff always recommend that you do so by:

- submitting a letter by mail or delivering it to the Township office at 24 Church Street West, Elmira and placing it in the drop box on the Maple Street side of the building; or
- submit an email to [planning@woolwich.ca](mailto:planning@woolwich.ca)

You can also contact the Township Planner at 519-669-6033 to discuss any comments / concerns however, this is not considered a formal comment.

The Committee will consider submissions for or against the applications. All submissions must be made no later than 4:30 p.m. on Monday April 4th (Note that this date is before the meeting). Any submissions received will be included in a comment package and presented at the meeting. This information is collected and maintained for the purpose of creating a record that is available to the general public at the Committee of Adjustment hearing. Please note that while the Committee may redact some personal

information such as email addresses and phone numbers, your submissions will otherwise be made public in their entirety.

This notice has been sent to commenting agencies, and to owners of property located within 60 metres (200 feet) of the subject properties. If you wish to be notified of any last minute changes to the agenda (i.e. withdrawal of an application) you must contact the Committee Secretary at 519-669-6040 or 1-877-969-0094 (Ext. 6040) or by email to [planning@woolwich.ca](mailto:planning@woolwich.ca).

Notice of Decision: Within 10 days of the meeting, a copy of each decision will be sent to owners, agents, those who submit written comments, and people who register for the meeting. If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must submit a written request to the Committee Secretary or register ahead of the meeting. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal.

Appeal of Minor Variance and Consent Applications: Anyone in opposition to a decision may appeal the decision to the Local Planning Appeal Tribunal. The Tribunal may dismiss an appeal without holding a hearing if the appellant did not make oral or written submissions to the Committee of Adjustment before a decision was given or does not provide a reasonable explanation for having failed to make a submission to the Committee.

#### QUESTIONS / FURTHER INFORMATION

Please feel free to reach out to Township Staff by phone or email to assist you should you have any questions. Contact the Committee Secretary at 519-669-6040 or 1-877-969-0094 (Ext. 6040) or by email to [planning@woolwich.ca](mailto:planning@woolwich.ca)