



## TOWNSHIP OF WOOLWICH

Development Services, Box 158, 24 Church Street West, Elmira, Ontario N3B 2Z6

Phone: 519-669-1647 or 1-877-969-0094 Fax: 519-669-4669

Email: [planning@woolwich.ca](mailto:planning@woolwich.ca)

Webpage: [www.woolwich.ca](http://www.woolwich.ca)

# PROPOSED ZONE CHANGE

### Why did you receive this notice?

You have received this notice because a property owner near your residence or business has asked the Township to change the zoning on a property as well as develop a plan of subdivision on the lands.

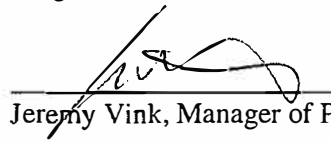
Each time an application is made for any of the above changes the Township follows a specific public notification process. A minimum of 20 days prior to the Public Meeting, everyone within 150 metres of the property or building to be rezoned / developed is notified of the following:

- ◆ Date and time, of a public meeting
- ◆ deadlines for comments
- ◆ site maps
- ◆ details of the application

The rest of this notice contains all of the details about the applications and how you can give your input. If you have any questions about the information contained in this notice, please contact the undersigned at 519-669-1647 or 1-877-969-0094 (ext. 6038).

Email: [jvink@woolwich.ca](mailto:jvink@woolwich.ca)

DATE: August 25, 2021

  
Jeremy Vink, Manager of Planning

**PS** You can find out more about the Zone Change and Plan of Subdivision process on the back of this notice.

### APPLICANT / LOCATION:

**Paul Weber  
1261 Delion Place**

**Your Invitation To Participate in the  
Zone Change Process  
Here is how, when & where**

The Township of Woolwich has received an application to amend (change) the Comprehensive Zoning By-law of the Township of Woolwich. The details of this application are given on the following pages of this notice.

The **VIRTUAL Public Meeting** to discuss this application will be held on:

**Tuesday, September 21, 2021 at 7:00 p.m.**

This meeting is required by the Planning Act, 1990. At this meeting, members of Township Council will listen to any comments or presentations in favour of and/or in opposition to the application.

NO DECISION WILL BE MADE AT THIS MEETING. Its purpose is only to receive comments and information from people or agencies who are interested in the Zone Change process.

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

## HOW TO PARTICIPATE

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

**VIEW** the Public Meeting / Council meeting livestream on the Woolwich Township Youtube channel at the following link <https://www.youtube.com/channel/UCOnLIF3SrK2gLEBjkq8pIMQ> ;

**PARTICIPATE** in the Public Meeting by **REGISTERING** with the Committee Clerk on or before 4:30 pm on Thursday September 16, 2021. To register please:

- email [asmyth@woolwich.ca](mailto:asmyth@woolwich.ca) or phone 519-669-6004; or
- visit [www.woolwich.ca/delegations](http://www.woolwich.ca/delegations) for more information on speaking before Council and to register through the online delegation request form.

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 Clerk will forward information on how to connect to the Zoom meeting (i.e. zoom Wi-Fi login or conference call number).

If you are concerned that you do not have access to phone or internet or are otherwise concerned about the reliability of your signal please ensure that you submit written comments, see instructions below. Written comments do not negate your opportunity to also speak at the Public Meeting but do ensure your voice is heard should your electronic connection to the meeting not work.

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 Clerk (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.

## SUBMITTING COMMENTS AND REQUESTING NOTIFICATION

You can express your concerns/ comments about the proposed changes in writing to the Township of Woolwich. Any comments received on or before **Tuesday, September 14, 2021** (Note that this date is before the public meeting) will be included in a report prepared by Development Services and presented at the Public Meeting. Any comments received after the Public Meeting, but prior to Council making a decision on the applications, will be considered.

The personal information accompanying your submission is being collected under the authority of the Planning Act and may form part of the public record which may be released to the public. This information is collected and maintained for the purpose of creating a record that is available to the general public at the Committee of the Whole and Council meetings. Please note that while the Committee of the Whole and Council may redact some personal information such as email addresses and phone numbers, your submissions will otherwise be made public in their entirety. Questions about this collection should be directed to the Records and Freedom of Information Officer at 519-669-1647 or 1-877-969-0094 ext. 6005.

If you wish to be notified of future meetings and reports regarding this application or the decision of the proposed zoning by-law, please:

- submit a written request, noting that you wish to be kept informed, to the Township of Woolwich, Development Services, 24 Church Street West, Box 158, Elmira, Ontario N3B 2Z6, or
- email your request noting that you wish to be kept informed to [planning@woolwich.ca](mailto:planning@woolwich.ca)

If Council approves the change, a notice will be mailed to you explaining the By-law.

## **DETAILS OF THE APPLICATION**

### **ZONE CHANGE APPLICATION 1/2021 - Paul Weber**

Take Notice that in accordance with the Planning Act, R.S.O., 1990, c.P.13, as amended, the Township of Woolwich has received a complete application for a proposed site specific zoning amendment for lands owned by Paul Weber and located at 1261 Delion Place (see Location Map), more specifically described below. This notice will also summarize the details of this application and will include a location map and site plan of the subject lands. Please be advised that Notice of a Complete Application does not indicate whether the municipality is in support of, or in opposition to the proposal. That determination will be made at a later date.

The Township of Woolwich will hold a Public Meeting, under Section 34 of the Planning Act, to consider the following Zone Change application. No decisions will be made at this meeting; its purpose is to provide additional information to the public and agencies and to receive comments and information from them.

RBA Planning Inc. on behalf of Paul Weber has submitted a site specific zoning application to amend the Agricultural (A) zoning to Agricultural (A) with site specific provisions for the 42 hectare (104 acre) property located at 1261 Delion Place to alter the On Farm Diversified regulations, Section 6.22.9, to allow:

- the outdoor storage area to exceed the allowable 35% of the operations 1,380 square metre ground floor area by increasing it to 109%. The applicant is requesting permission for a 483 sq m (35%) storage area behind the building and a 1,020 sq m (74%) storage area ahead of the building; and
- the outdoor storage to be permitted ahead of the building in addition to only being permitted to the rear of the building (see Site Plan).

The property is designated Rural Land Use Area in the Township's Official Plan and is zoned Agricultural. The property contains a single detached dwelling, livestock barn, storage sheds and a metal fabricating operation consisting of two shops, outdoor storage, parking and loading areas and an exterior crane structure.

### **MORE INFORMATION**

Additional information related to this application can be viewed as follows:

**Schedule an appointment** to view the documents at the Township Administration building located at 24 Church Street West, Elmira weekdays between 8:30 am and 4:30 pm. To schedule an appointment please call 519-669-6040 or email [planning@woolwich.ca](mailto:planning@woolwich.ca)

## **HIGHLIGHTS OF THE PROCESS**

### **What is a Zone Change?**

Each property in the Township is zoned and designated for a type of land use. Industrial or residential, are examples of land use. If the property owner wants to change the approved land use, they must apply to the Township to have the property rezoned. The Township then begins the Zone Change process which is required by law under the Planning Act, 1990.

The process ensures that those affected by the activities on the property have the chance to express their concerns before any decisions are made. It also allows the Township to ensure all government regulations are complied with such as parking, environmental standards, traffic, and local by-laws such as noise levels.

The Planning Act lists the steps that must be taken to ensure that all issues are looked after. This notice is an example of one of the many activities that the Planning Act requires the Township to complete.

**COMMITTEE OF THE WHOLE:** After receiving and reviewing comments staff will prepare a report and recommendation for the Committee of the Whole. Committee of the Whole consists of all members of Council who sit as a Committee to hear various applications. The Committee makes a recommendation to Council which could include approving, refusing, amending or deferring the applications.

**COUNCIL:** Council can then approve, refuse, amend or defer the applications. If the applications are approved then Council passes a By-law once all conditions have been satisfied.

**NOTICE OF PASSING/APEAL PROCESS:** When a By-law has been passed by Council a Notice of Passing is mailed, within 15 days, to all property owners previously circulated and those requesting notification.

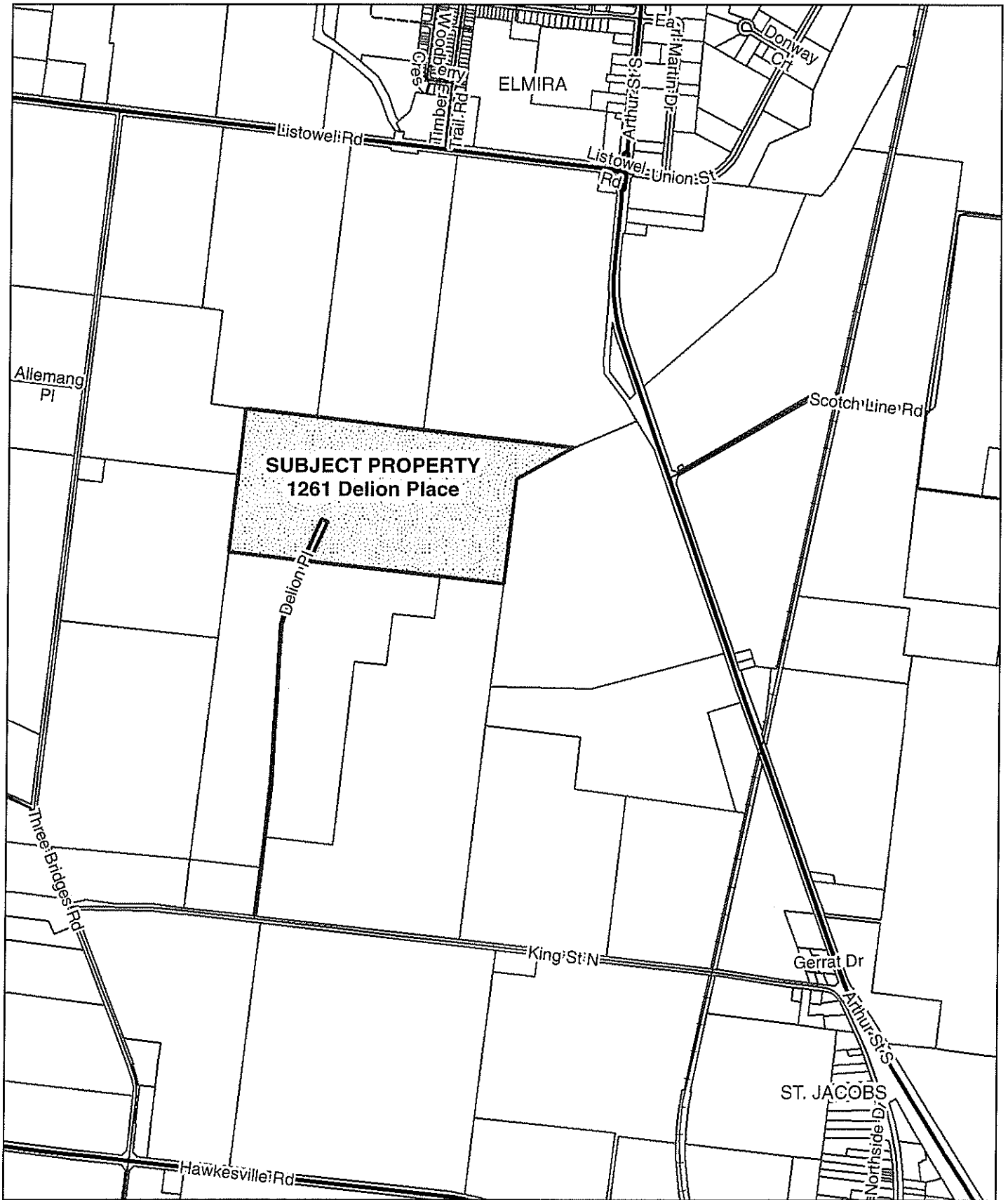
Anyone not in agreement with the decision made by Council may appeal the By-law to the Ontario Land Tribunal within 20 days after the notice has been mailed. If no appeal is received within the allotted time period the Zoning Amendment comes into effect.

If Council refuses or defers the application anyone not in agreement with the decision (including the applicant) may appeal the decision to the Ontario Land Tribunal within 20 days of the notice of decision being mailed.

**APEAL RIGHTS:** TAKE NOTICE that if a person or public body would otherwise have an ability to appeal the decisions of the Township of Woolwich to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Woolwich before the by-law is passed the person or public body is not entitled to appeal the decision of the Council of the Township of Woolwich.

AND TAKE NOTICE that if a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Woolwich 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

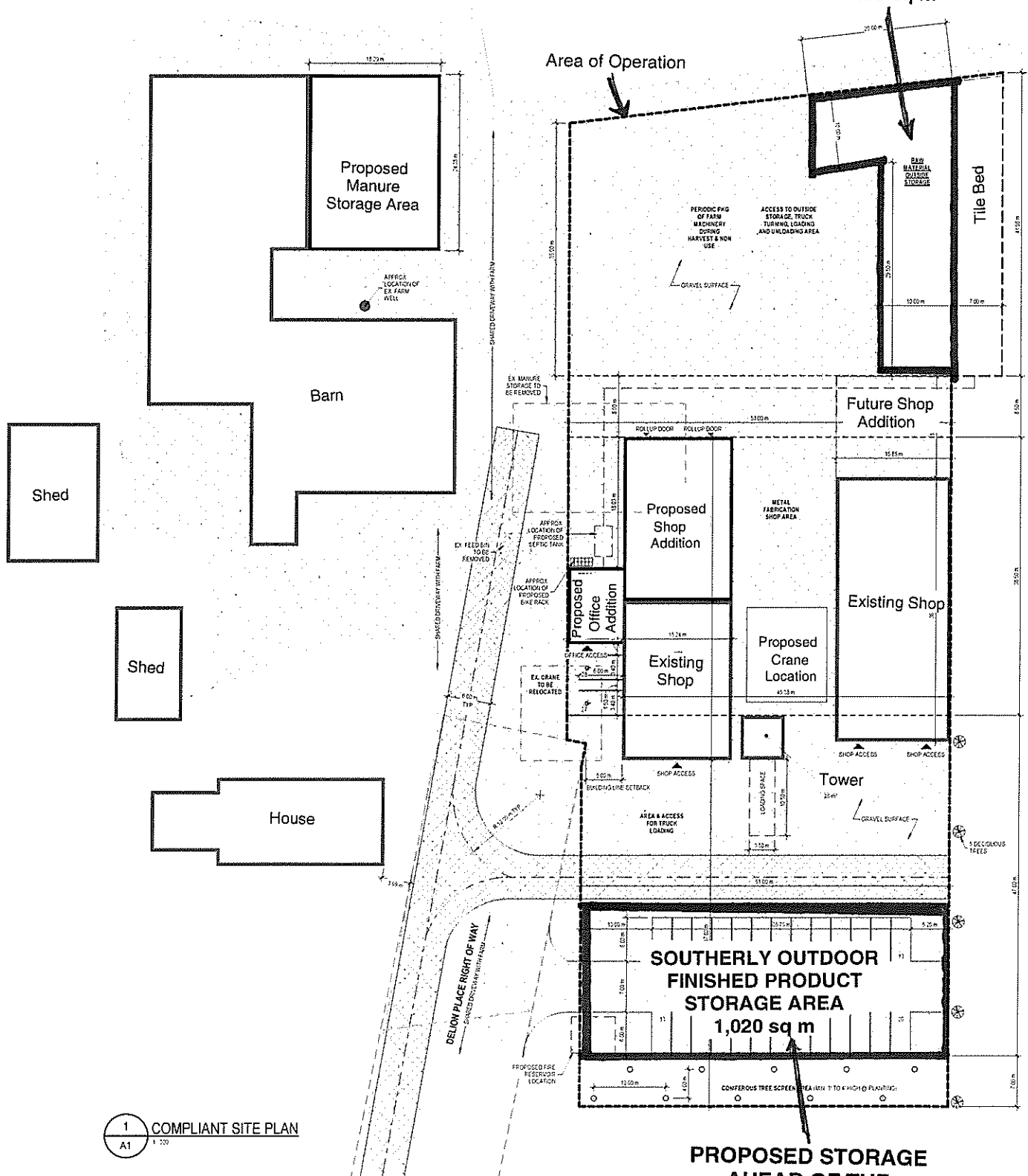
LOCATION MAP  
Zone Change Application 1/2021  
Paul Weber



SITE PLAN  
Zone Change Application 1/2021  
Paul Weber  
1261 Delion Place

PROPOSED STORAGE  
BEHIND THE BUILDING

NORTHERLY OUTDOOR  
RAW MATERIAL  
STORAGE AREA  
483 sq m



PROPOSED STORAGE  
AHEAD OF THE  
BUILDING (Front Yard)