

COMMITTEE OF ADJUSTMENT

NOTICE OF HEARING

TUESDAY, June 14th, 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 or by phone at 519-669-6040 if you have any questions.

COMMITTEE OF ADJUSTMENT APPLICATION

MINOR VARIANCE APPLICATION A 14/2022 – Daniel Moes, 15 Florapine Road, Floradale,

ZONE / USE: Settlement Residential (R-1) / single detached dwelling and accessory shed

PROPOSAL: The applicant is proposing to construct a full second storey addition, being approximately 75.6 square metres in area, to the existing dwelling and is requesting relief from the following:

- Section 8.3.1 to recognize the existing lot area of approximately 790 square metres whereas 1,390 square metres is required;
- Section 8.3.2 to recognize the existing lot width of approximately 20 metres whereas 30 metres is required; and
- Section 4.1.4 b) to permit the enlargement of the existing dwelling by approximately 35% of the total floor area whereas the by-law limits the maximum to 25% for a dwelling on a legal non-conforming property.

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 June 8th. To register please email 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

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 June 6th (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.

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