

NOTICE OF PUBLIC MEETING

Tuesday November 7, 2023 at 7:00 p.m.

**Regarding a Township Comprehensive Review of the Current Zoning By-law
which includes proposed changes to the Official Plan for the properties located at
124 Church Street West, Elmira and
2239 Floradale Road, Floradale**

Please note this will be a hybrid meeting where you may attend virtually via a zoom meeting link or you may attend in person at the Township offices. Below 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 or by phone at 519-669-6040 if you have any questions.

Take Notice that in accordance with the Planning Act, R.S.O., 1990, as amended, the Township of Woolwich has initiated a comprehensive review of the current Zoning By-law. The proposed new Zoning By-law also resulted in corresponding changes to the Official Plan for lands located at 124 Church Street West, Elmira, (see Map 1) and 2239 Floradale Road, Floradale (see Map 2). This notice provides information on the comprehensive Zoning By-law review as well as changes associated with 124 Church Street West, Elmira and 2239 Floradale Road, Floradale. As the comprehensive review affects the entirety of the Township a location map has not been included.

The Township of Woolwich will hold a Public Meeting, under Sections 17 and 34 of the Planning Act, R.S.O., 1990, to consider the following Official Plan and Zoning By-law amendments. 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.

Further details concerning the Township's comprehensive review of the Zoning By-law including a complete copy of the proposed draft Zoning By-law can be viewed on Township's Engage page by navigating to: engagewr.ca/zoning-by-law-review.

Proposed Zoning By-law Changes – Comprehensive Zoning By-law

The Township's Comprehensive Zoning By-law currently in effect is By-law 55-86 was first approved by Council in August of 1986. Since 1986, Zoning By-law 55-86 has been amended from time to time through approval of private driven zoning applications and through general amendments/reviews initiated by the Township.

In June of 2022 a new Township of Woolwich Official Plan was approved to generally bring it into conformity with the latest Regional Official Plan and to be consistent with Provincial Policies. The Planning Act requires municipalities to update their Zoning By-law no later than 3 years after an update to their Official Plan. In Woolwich's case, 3 years after the June 2022 approval of the new Woolwich Official Plan or by June of 2025. Pursuant to the Planning Act, this comprehensive review will bring the Township Zoning By-law into conformity with the Township of Woolwich Official Plan, and by extension into conformity with the other Provincial and Regional planning policies in effect.

Township Staff has reviewed the relevant Provincial, Regional and Woolwich policy documents and consulted internally with the various departments and certain outside agencies to prepare a draft of a proposed new Zoning By-law for public review and consultation. The proposed draft, which was presented at three public open houses in September, will significantly alter the structure and format of the Zoning By-law and includes, deletes and revises several zones, provisions and mapping to conform to Township, Regional and Provincial planning policies.

A summary of the changes to the Zoning By-law can be viewed on Township's Engage page by navigating to: engagewr.ca/zoning-by-law-review and selecting the document titled "Summary of Changes".

Proposed Official Plan Amendment and Zone Change – 124 Church Street West, Elmira

The subject lands are designated Residential and Ancillary Use in the Township's Official Plan and are zoned Agricultural (A) in Zoning By-law 55-86, as amended (i.e., current Zoning By-law).

The Township has initiated an Official Plan Amendment in conjunction with its current comprehensive review of the Zoning By-law which affects an approximate 1890 square metre property at 124 Church Street West in Elmira (See Map 1).

The Township is proposing an Official Plan Amendment to re-designate the subject lands to Service Commercial. The designation change will allow for appropriate development of the site consistent with surrounding lands and permit the proposed Zone Change.

As part of the comprehensive review of the current Zoning By-law, the Township is proposing to rezone the subject lands in the draft new Zoning By-law to C-6 with a site-specific provision (i.e., proposed Section 16.82) permitting a residential building – one unit and accessory uses to the forgoing. The C-6 Zone in the proposed new Zoning By-law is generally the Service Commercial (C-7) Zone in the current Zoning By-law. The proposed zoning is consistent with the surrounding lands and will allow for appropriate redevelopment of the site.

The effect the proposed Official Plan and Zoning By-law amendments is that the entire property can develop with uses permitted in the C-6 Zone of the proposed new Zoning By-law subject to the applicable regulations, recognizes the existing single detached dwelling and permits accessory uses to the residences (e.g., accessory dwelling units, home occupation, etc.).

Proposed Official Plan Amendment and Zone Change – 2239 Floradale Road, Floradale

The subject lands are designated Prime Agricultural Areas within the Countryside with a Natural Hazards overlay in the Township's Official Plan and are zoned Agricultural (A) in Zoning By-law 55-86, as amended (i.e., current Zoning By-law). The Natural Hazards overlay recognizes floodplain lands associated with the adjacent watercourse.

The Township has initiated an Official Plan Amendment in conjunction with its current comprehensive review of the Zoning By-law which affects an approximate 3650 square metre rear portion of a property at 2239 Floradale Road in Floradale (See Map 2).

The Township is proposing an Official Plan Amendment to re-designate the subject lands to Core Area with a Natural Hazards overlay consistent with the front portion of the site. The amendment will allow for the Zone Change.

As part of the comprehensive review of the current Zoning By-law, the Township is proposing to rezone the subject lands in the draft new Zoning By-law to C-2 with a Hazard Land – Floodplain overlay consistent with the zoning on the front portion of the property.

The effect the proposed Official Plan and Zoning By-law amendments is that the entire property can develop with uses permitted in the C-2 Zone of the proposed new Zoning By-law, subject to the applicable regulations including Hazard Land Floodplain overlay.

APPEAL RIGHTS

TAKE NOTICE that if a person or public body would otherwise have an ability to appeal the decision of the Council 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 or the proposed Official Plan Amendment is adopted the person or public body is not entitled to appeal the decision.

AND TAKE NOTICE that if a person or public body does not make oral submissions at the public meeting or make written submissions to the Township of Woolwich before the by-law is passed or the proposed Official Plan Amendment is adopted, 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.

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 - @woolwichtownship9588;

PARTICIPATE in the Public Meeting by **REGISTERING** with Council/Committee Facilitator on or before 1:00 pm on Tuesday, October 31, 2023.

To register please:

- visit www.woolwich.ca/delegations for more information on speaking before Council and to register through the online delegation request form; or
- email councilmeetings@woolwich.ca or phone 519-669-6004.

When registering you must provide your name, phone number, email and the matter you would like to comment on. Once you are registered staff 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. 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 matter, please register with the Council/Committee Facilitator. 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 topic 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 meeting disruptions.

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 **Wednesday, October 25, 2023** (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 process, 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.

Should you wish to be notified of future meetings and reports regarding the these matters 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.

If Council approves the change, notice will be provided explaining the proposed changes to the Zoning By-law.

MORE INFORMATION

Additional information related to these matters can be viewed or obtained 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.

Dated at the Township of Woolwich this 12th day of October 2023.