



THE TOWNSHIP OF
WOOLWICH

BOX 158, 24 CHURCH ST. W.
ELMIRA, ONTARIO N3B 2Z6
TEL. 519-669-1647 / 1-877-969-0094
Email – planning@woolwich.ca

**COMMITTEE OF ADJUSTMENT
NOTICE OF HEARING**

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 on:

MONDAY, December 9, 2024 at 4:30 P.M.

for the purpose of hearing all persons interested in support of or opposition to any of the following applications as described on the attached Schedule.

Committee of Adjustment meetings are held virtually via Zoom where public attendance can be arranged with staff, if required. Below is information on how you can view or participate in the meeting as well as how to submit comments. Please contact the Committee Secretary by email to planning@woolwich.ca or by phone at 519-669-6040 if you have any questions.

HOW TO PARTICIPATE

You can view or participate in the meeting as follows:

VIEW the Committee of Adjustment meeting livestream on the Woolwich Township Youtube channel at the following link - [@woolwichtownship9588](#) – search Committee of Adjustment and the meeting date;

PARTICIPATE in the meeting by registering with the Committee Secretary on or before 12 noon on Wednesday December 4th. 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 concerned that you do not have access to phone or internet you can contact the Committee Secretary by phone 519-669-6040 to make arrangements to attend the municipal office the day of the meeting.

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.

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

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 the meeting 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 Friday November 29, 2024 (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.

FAILURE TO PARTICIPATE IN HEARING: If the applicant or authorized agent fails to participate in this public hearing, the Committee may postpone or deny the application in their absence.

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 Ontario Land Tribunal.

APPEAL OF MINOR VARIANCE AND CONSENT APPLICATIONS: An appeal from a decision of the Committee of Adjustment to the Ontario Land Tribunal shall be filed with the Secretary-Treasurer of the Committee of Adjustment, in person at 24 Church Street West, Elmira. 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

Further information about the applications may be obtained by contacting Sherwin Meloney, Planner, Development Services at 519-669-6033 or 1-877-969-0094 (Ext. 6033), or Email: smeloney@woolwich.ca



Sherwin Meloney, Planner

DATED at Elmira, this 18th day of November 2024

**COMMITTEE OF ADJUSTMENT
EXPLANATORY NOTE**

December 9, 2024

A copy of this notice is also available on the Township's website at www.woolwich.ca. If you require an alternative format of this notice, please contact the Township Office.

MINOR VARIANCE APPLICATION A 20/2024 – Ben Hoogendoorn

PROPERTY: 31 South Parkwood Boulevard, Elmira, Plan 58M92 Lot 6

ZONE / USE: Residential R-2A with Site Specific Provisions in Section 16.141 / single detached dwelling and a detached accessory building

PROPOSAL: The applicant is requesting relief from the site specific provisions in Section 16.141 a) to reduce the required rear yard setback from 15 metres to approximately 1.5 metres to recognize the location of the existing detached accessory building.

MINOR VARIANCE APPLICATION A 21/2024 – Jonas Bauman

PROPERTY: 858 Hawkesville Road, GCT Part Lot 17, Plan 58R6025 Parts 1 and 3

ZONE / USE: Agricultural with Site Specific Provisions in Section 16.128 / single detached dwelling, livestock barn and welding shop

PROPOSAL: The applicant is requesting permission to expand the approved area of operation for the existing welding shop to permit the addition of a 22 square metre covered loading dock on the west side of the existing welding shop.

MINOR VARIANCE APPLICATION A 22/2024 – Andrew Horst

PROPERTY: 1463 Three Bridges Road, GCT Part Lot 10

ZONE / USE: Agricultural – single detached dwelling, garden shed, farm shop / sheds, pole barn housing turkeys, chicken barn and uncovered manure tank

PROPOSAL: The applicant is requesting permission to reduce the Minimum Distance Separation from the calculated 292 metres to approximately:

- 58 metres between a proposed chicken barn and the St. Jacobs Settlement Boundary; and
- 54 metres between a proposed covered manure storage area and the St. Jacobs Settlement Boundary.

The applicant is proposing to construct a new 676 square metre chicken barn and a new 163 square metre covered manure storage area on the property. The existing uncovered manure storage tank will be removed.

MINOR VARIANCE APPLICATION A 23/2024 – Murray Brubacher

PROPERTY: 855 Arthur Street South, GCT Part Lot 45

ZONE / USE: Agricultural with Site Specific Provisions in Section 16.226 / single detached dwelling, detached accessory building, garage / farm shop, livestock barn and barrel / drum receiving and recycling operation

PROPOSAL: The applicant is proposing to install a new septic system for the building associated with the barrel / drum operation and is requesting permission to locate the septic system outside of the approved area of operation. The existing 0.3 hectare area of operation contains a building and a gravel yard which is not suitable for the new septic system.

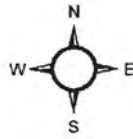
MINOR VARIANCE APPLICATION A 24/2024 – Deborah Moore

PROPERTY: 29 Albert Street West, St. Jacobs, Plan 1549 Lot 32

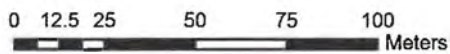
ZONE / USE: Residential R-3 / Legal Non-Conforming Home for the Aged

PROPOSAL: The applicant is requesting permission to change the legal non-conforming use on the property from a Home for the Aged to a Boarding House. The existing facility has 25 rooms and is no longer a licensed retirement home.

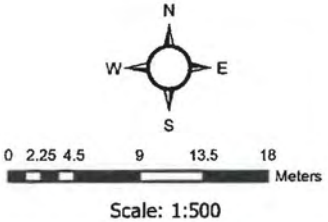
MAP 1 - Zoning
File Number: A 20/2024
Location: 31 South Parkwood Blvd



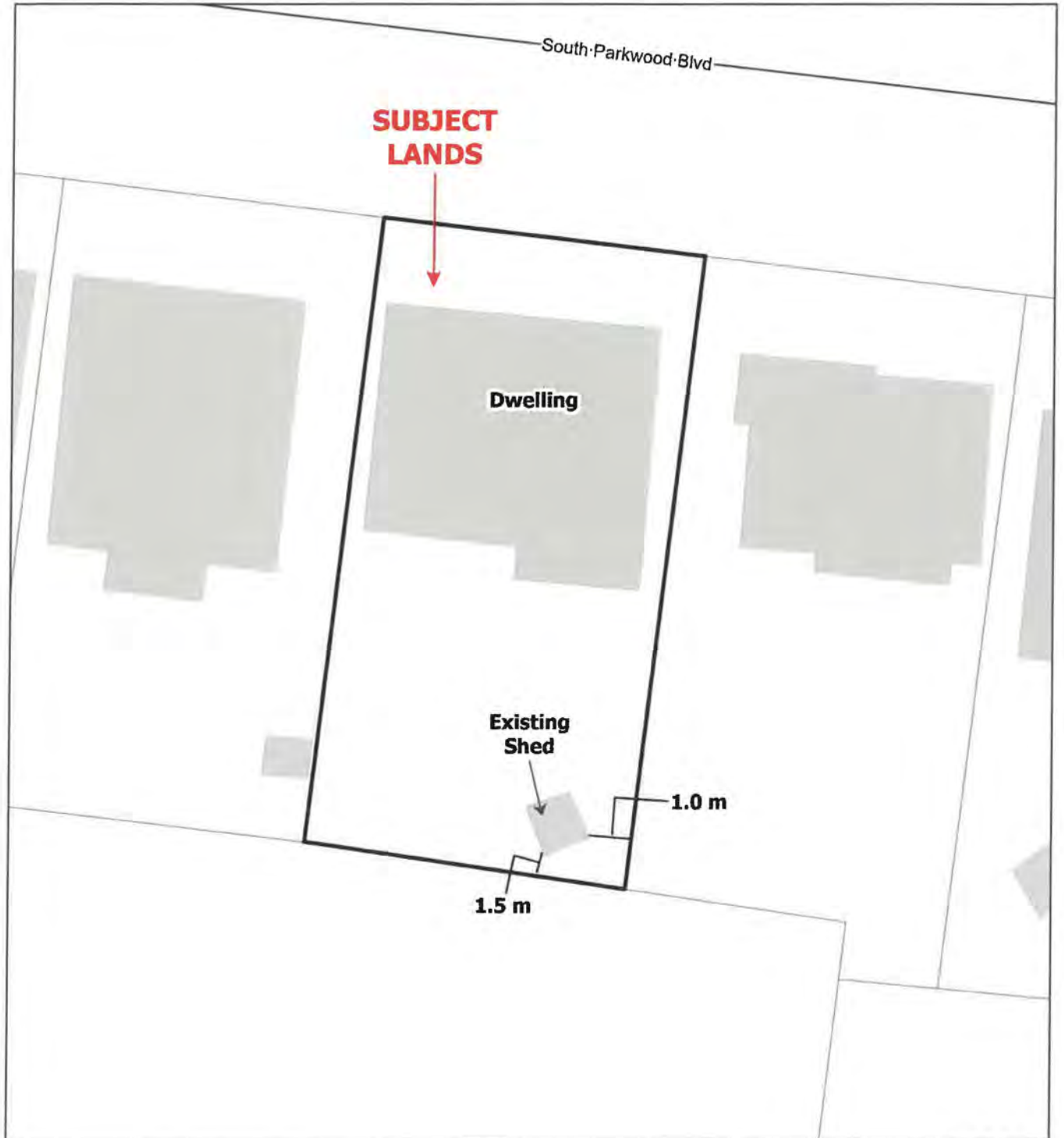
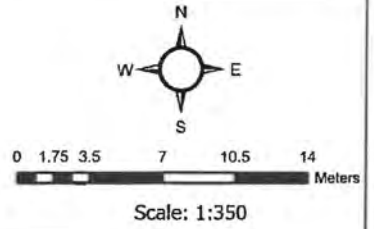
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MAP 2 - Aerial Photo
File Number: A 20/2024
Location: 31 South Parkwood Blvd



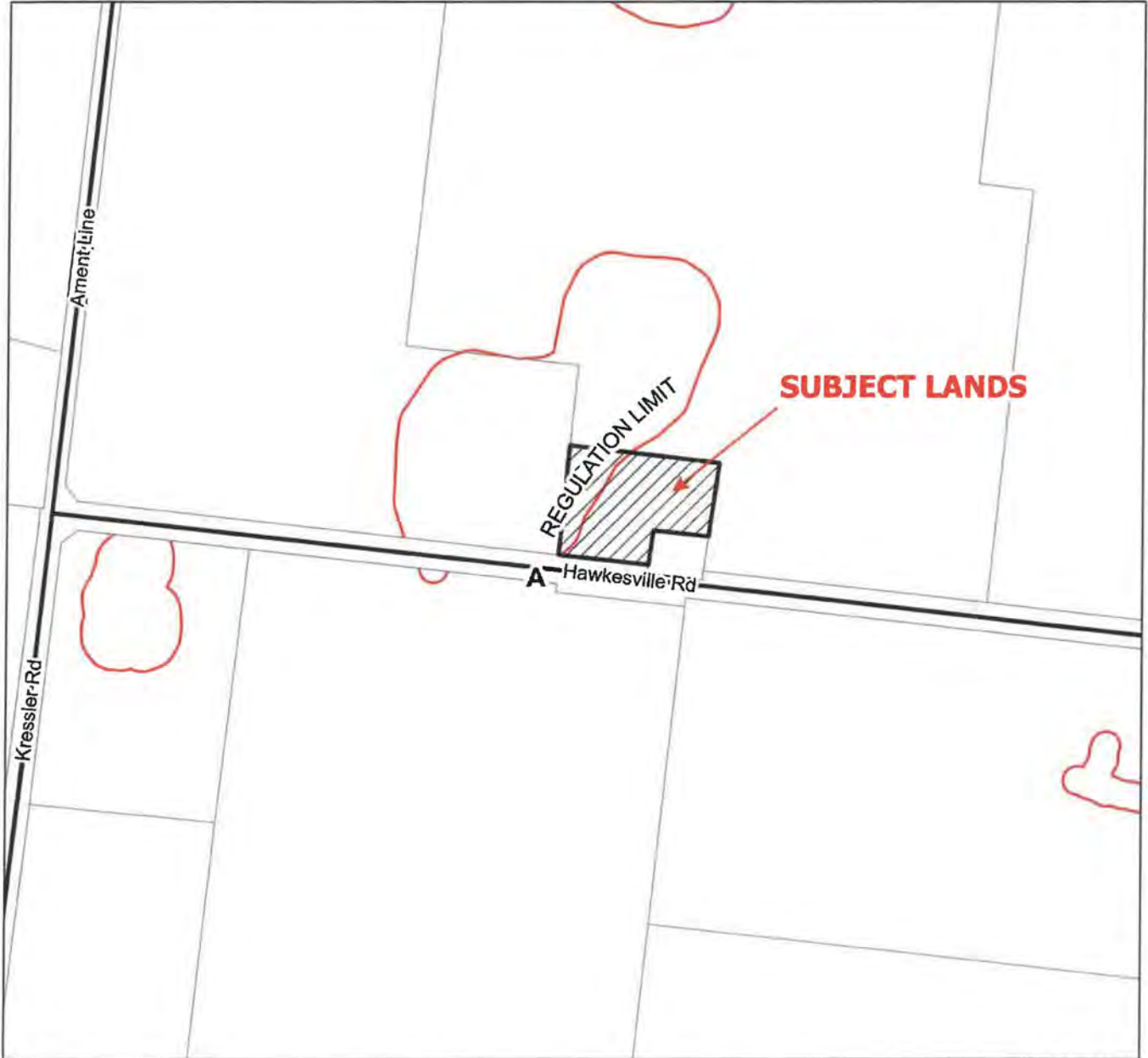
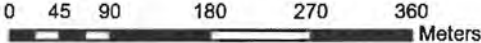
MAP 3 - Conceptual Site Plan
File Number: A 20/2024
Location: 31 South Parkwood Blvd



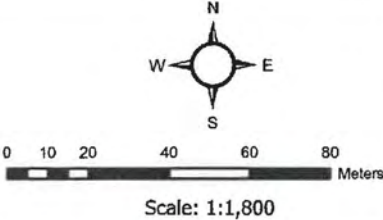
MAP 1 - Zoning
File Number: A 21/2024
Location: 858 Hawkesville Road



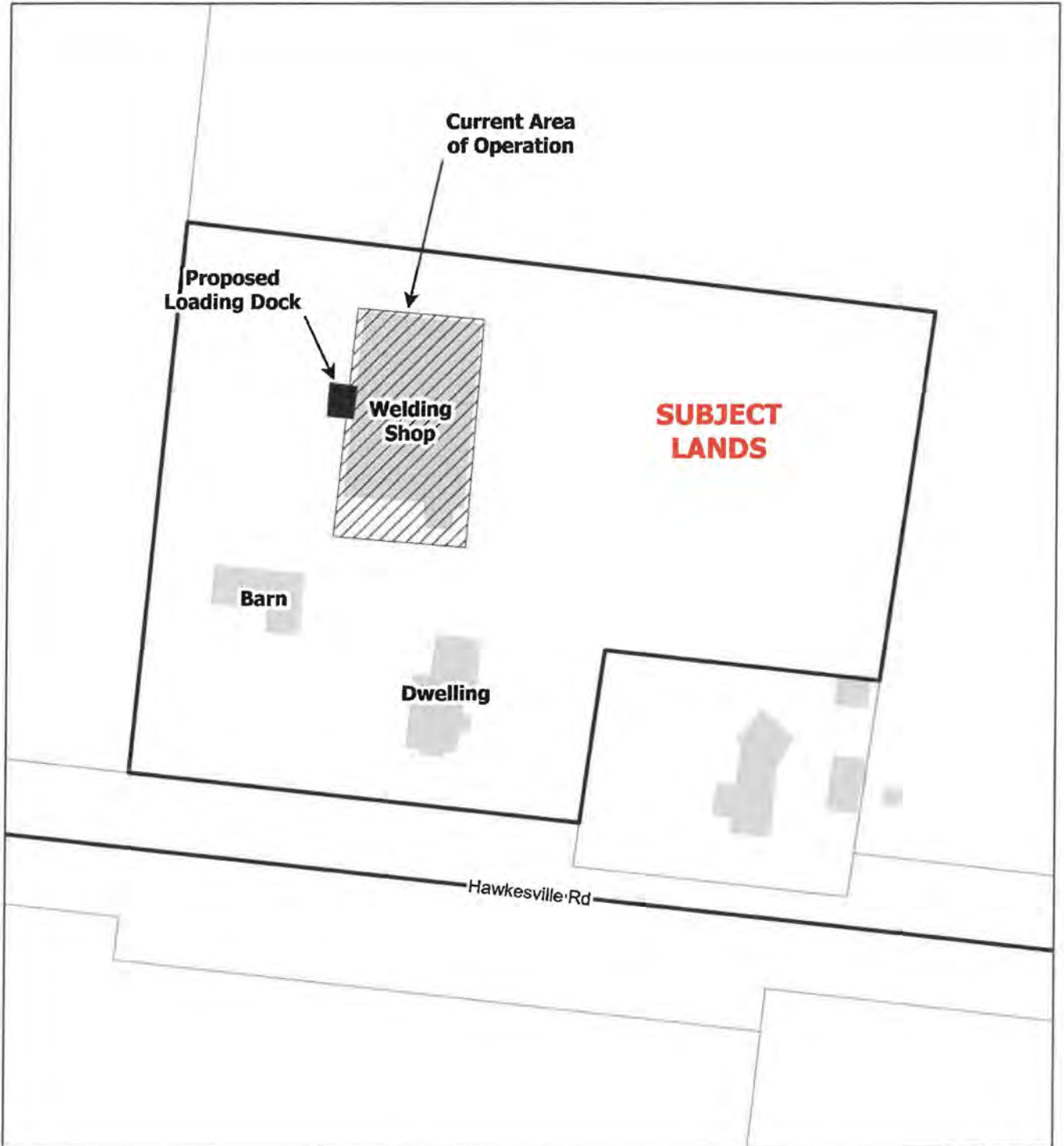
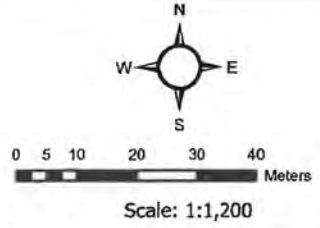
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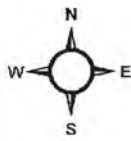
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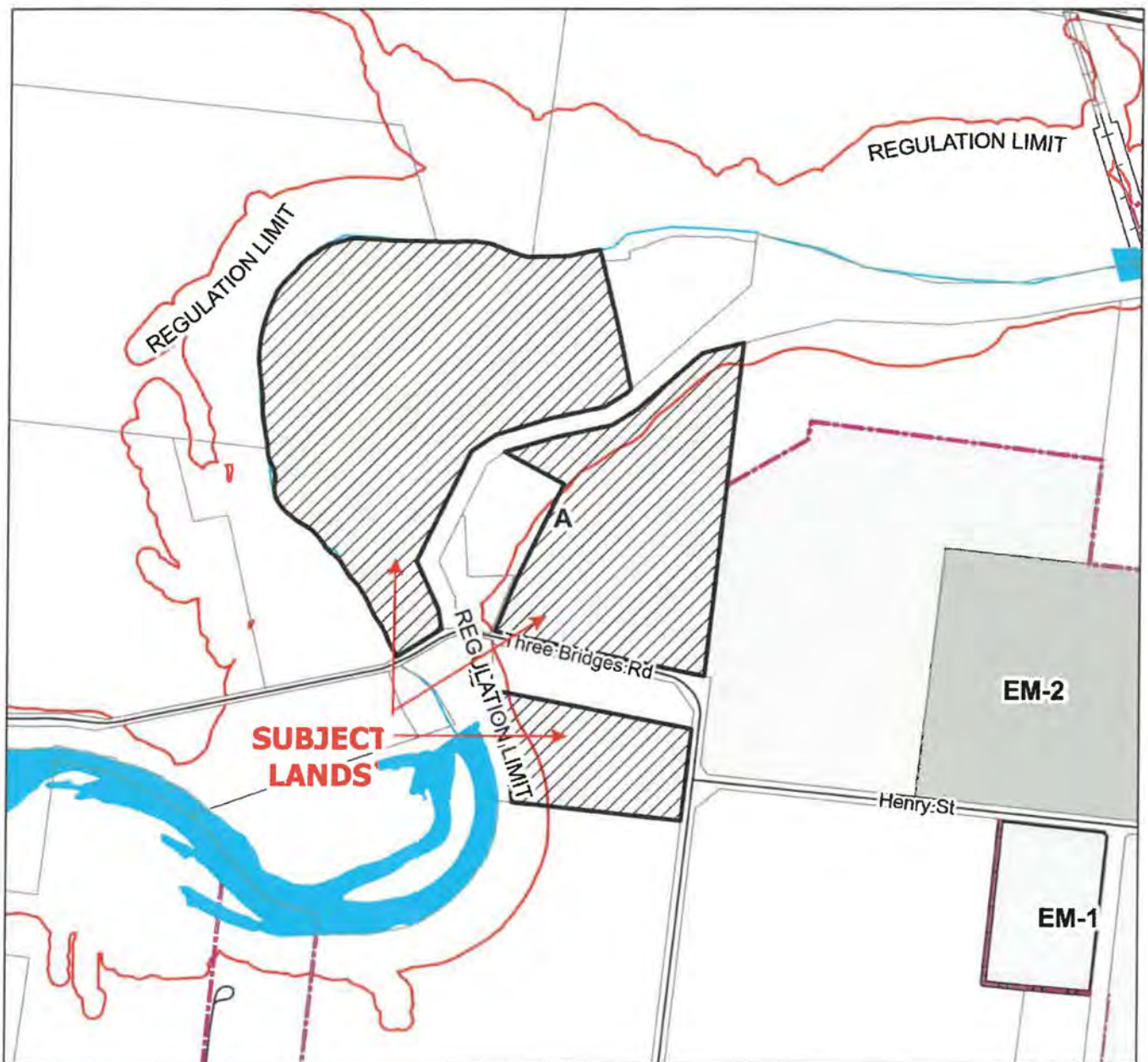
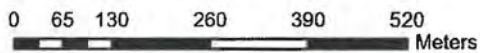
MAP 3 - Conceptual Site Plan
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Location: 858 Hawkesville Road



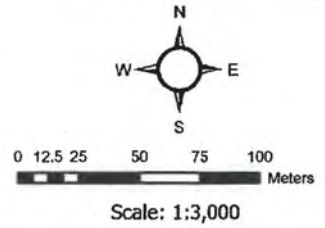
MAP 1 - Zoning
File Number: A 22/2024
Location: 1463 Three Bridges Road



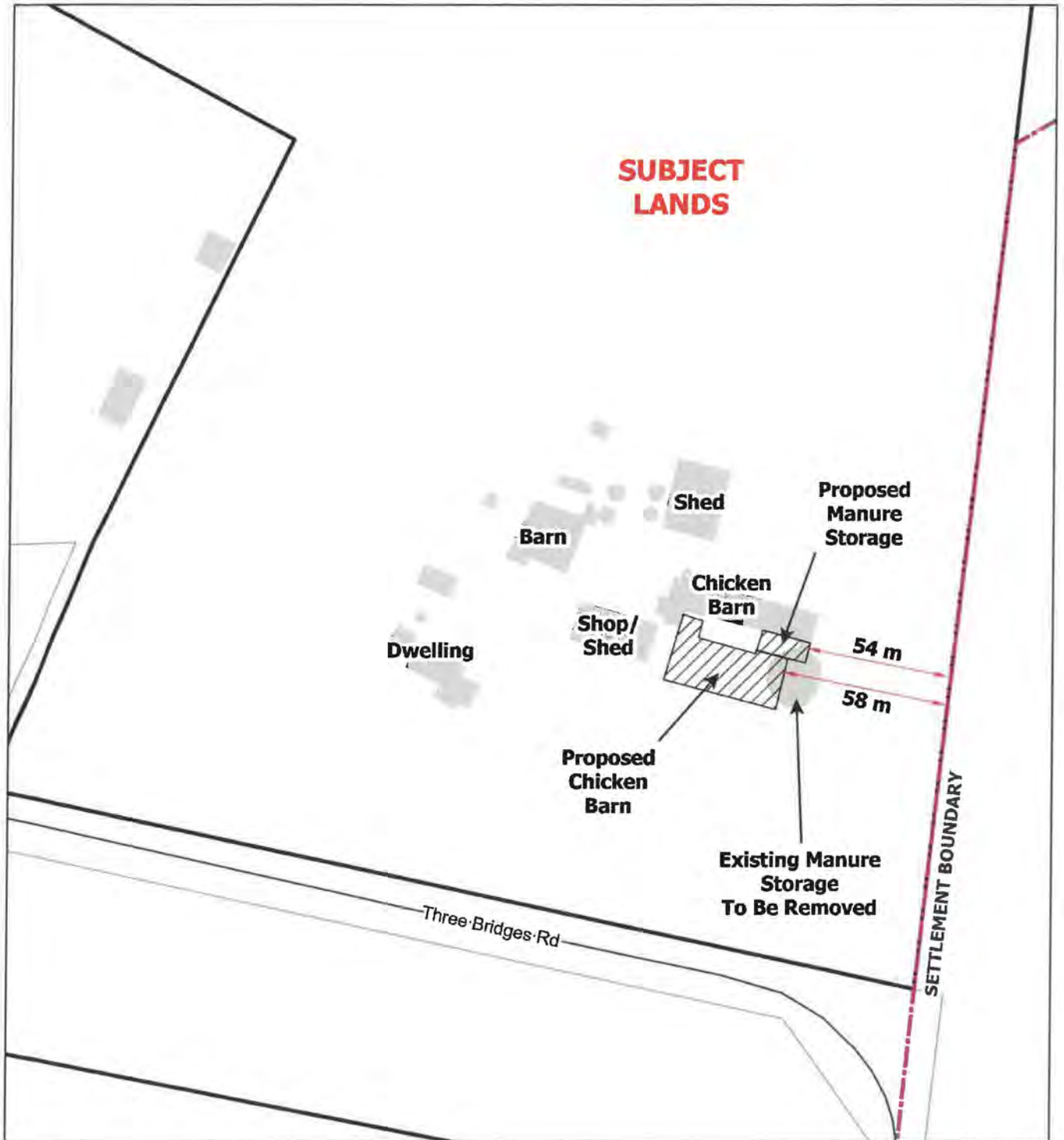
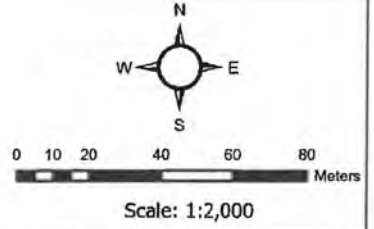
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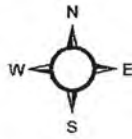
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Location: 1463 Three Bridges Road



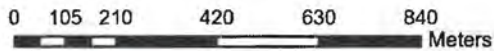
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Location: 1463 Three Bridges Road



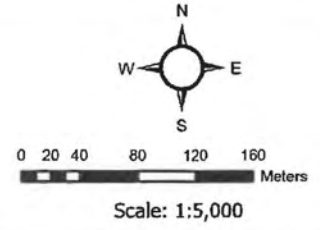
MAP 1 - Zoning
File Number: A 23/2024
Location: 855 Arthur Street
South



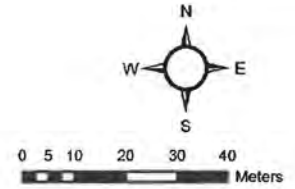
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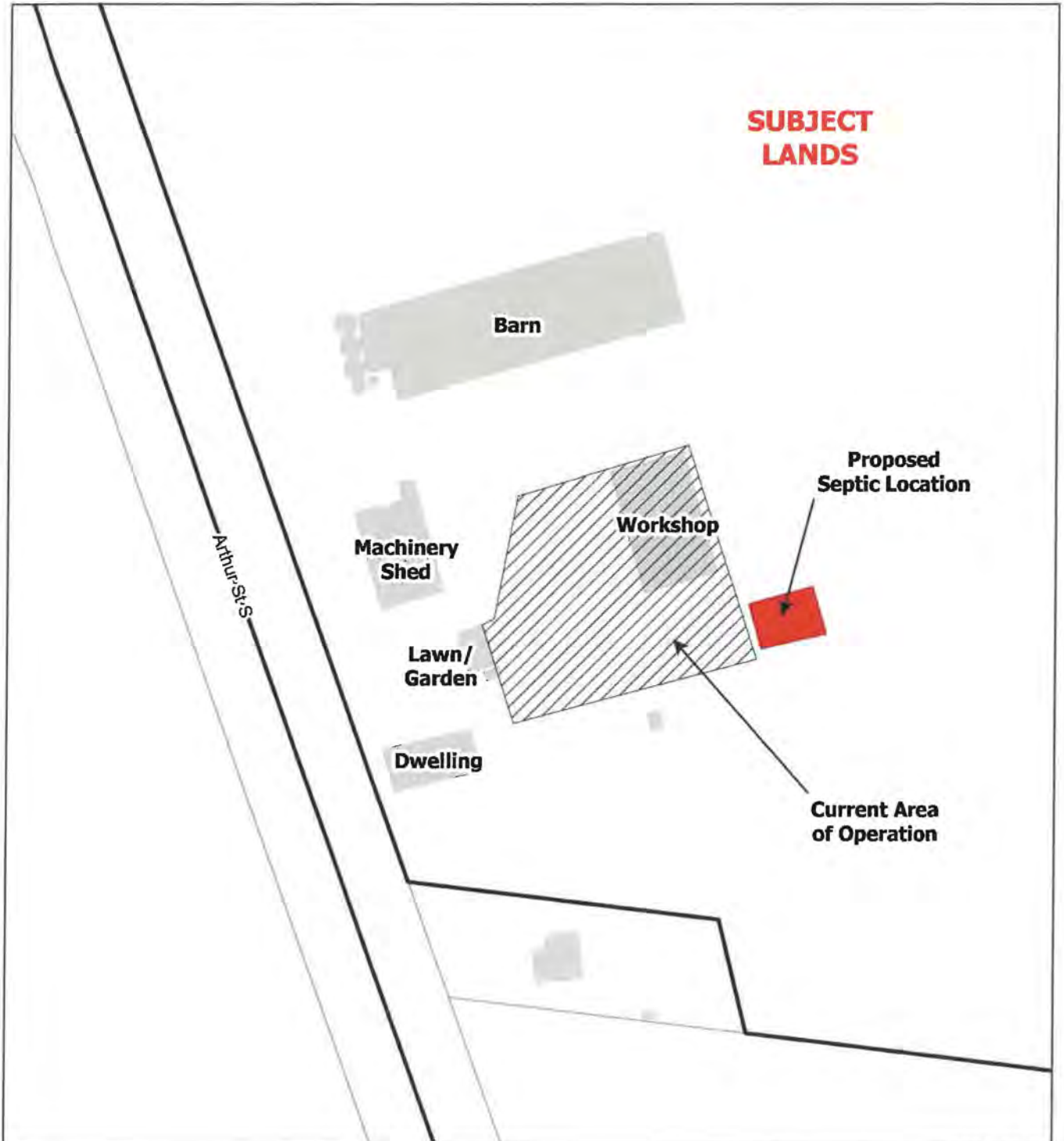
MAP 2 - Aerial Photo
File Number: A 23/2024
Location: 855 Arthur Street South



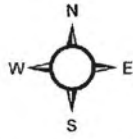
MAP 3 - Conceptual Site Plan
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Location: 855 Arthur Street South



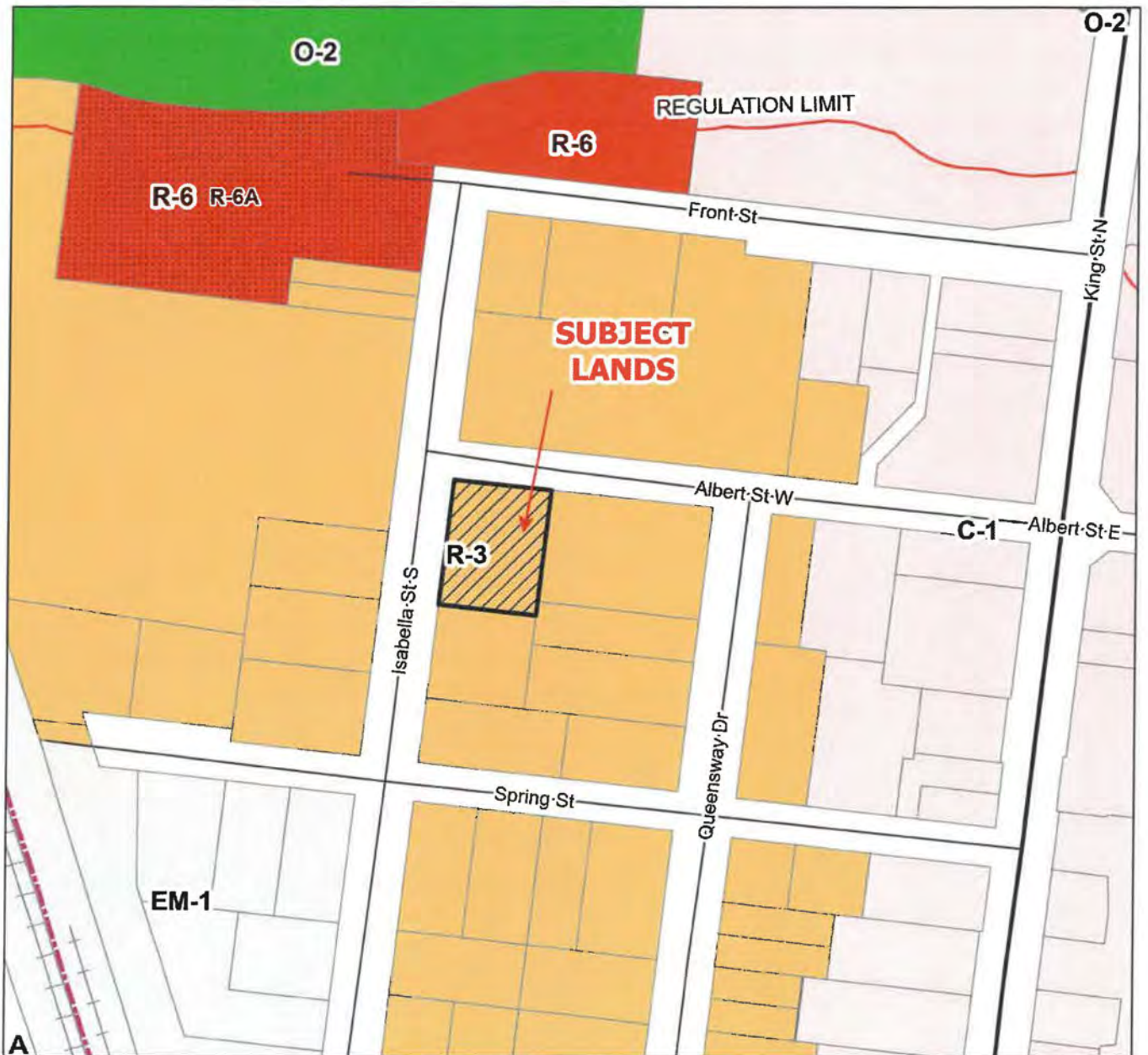
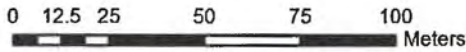
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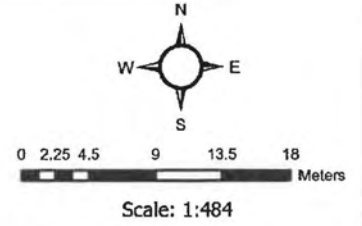
MAP 1 - Zoning
File Number: A 24/2024
Location: 29 Albert Street West



Scale: 1:1,900



MAP 2 - Aerial Photo
File Number: A 24/2024
Location: 29 Albert Street West



MAP 3 - Conceptual Site Plan
File Number: A 24/2024
Location: 29 Albert Street West

