



TOWNSHIP OF WOOLWICH

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

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

Email: planning@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.

Each time an application is made for a proposed amendment to a property 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 is notified of the following:

- ◆ date, time, location of a public meeting
- ◆ deadlines for comments
- ◆ concept maps
- ◆ details of the application

The rest of this flyer contains the details about the application and how you can give your input. If you have any questions about the information contained in this notice, please contact me at 519-669-1647 or 1-877-969-0094 (ext.6030).

Email: sdykstra@woolwich.ca

March 3, 2025



Stephen Dykstra, MCIP, RPP
Senior Planner

APPLICANT / LOCATION:

**Floradale Parkview Non-Profit
Manors Inc.**

30 Florapine Road, Floradale

**Your Invitation to Participate in the Zone Change
Amendment 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 **Public Meeting** to discuss this application will be held on:

Tuesday, April 1, 2025 at 7:00 p.m.

**Council Chambers,
Township Administration Office
24 Church Street West, Elmira**

This meeting is required by the Planning Act, R.S.O., 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 hybrid meeting where you may attend virtually via a zoom meeting link or you may attend in person at the Township offices. 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 or by phone at 519-669-6040 if you have any questions.



DETAILS OF THE APPLICATION

ZONE CHANGE APPLICATION 2025-02

Floradale Parkview Non-Profit Manors Inc. 30 Florapine Road, Floradale

Take Notice that in accordance with the Planning Act, R.S.O., 1990, as amended, the Township of Woolwich has received a complete application for a proposed Zone Change for lands owned by Floradale Parkview Non-Profit Manors Inc. and located at 30 Florapine Road, Floradale in the Township of Woolwich. This notice summarizes the details of the application and includes a location map. 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, R.S.O., 1990, 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.

Bob Black (RBA Planning Consultants Ltd.) on behalf of Floradale Parkview Non-Profit Manors Inc. has submitted a Zoning By-law Application for the property at 30 Florapine Road, Floradale. The 6.73 hectare (16.63 acre) property is irregularly shaped and currently contains a retirement residence with 41 units and 2 detached parking garages for 8 and 6 parking spaces, multiple sheds, a play structure and gardening opportunities. The property includes 2 dry stormwater management facilities, multiple parking areas, a large open area at the front of the property and a large open area at the rear of the property, where a portion is regulated by the Grand River Conservation Authority.

The property is designated within the Township Official Plan as Urban within the Settlement Area Boundary of Floradale and is zoned Residential R-1 with site-specific regulations in Section 16.145.

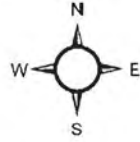
The applicant is proposing an additional 20 residential units in the form of 10 semi-detached dwellings. The dwellings would be primarily located between the existing retirement residents and Florapine Road along lanes to access the dwellings. It is proposed that the existing and proposed units will be serviced with a communal water and sanitary treatment system that would expand upon the existing system.

To facilitate the additional 20 units, the applicant is proposing to amend the site specific regulations to include the provision of the additional dwellings. At this time, no requests are being made to modify the setback, parking or other zoning provisions.

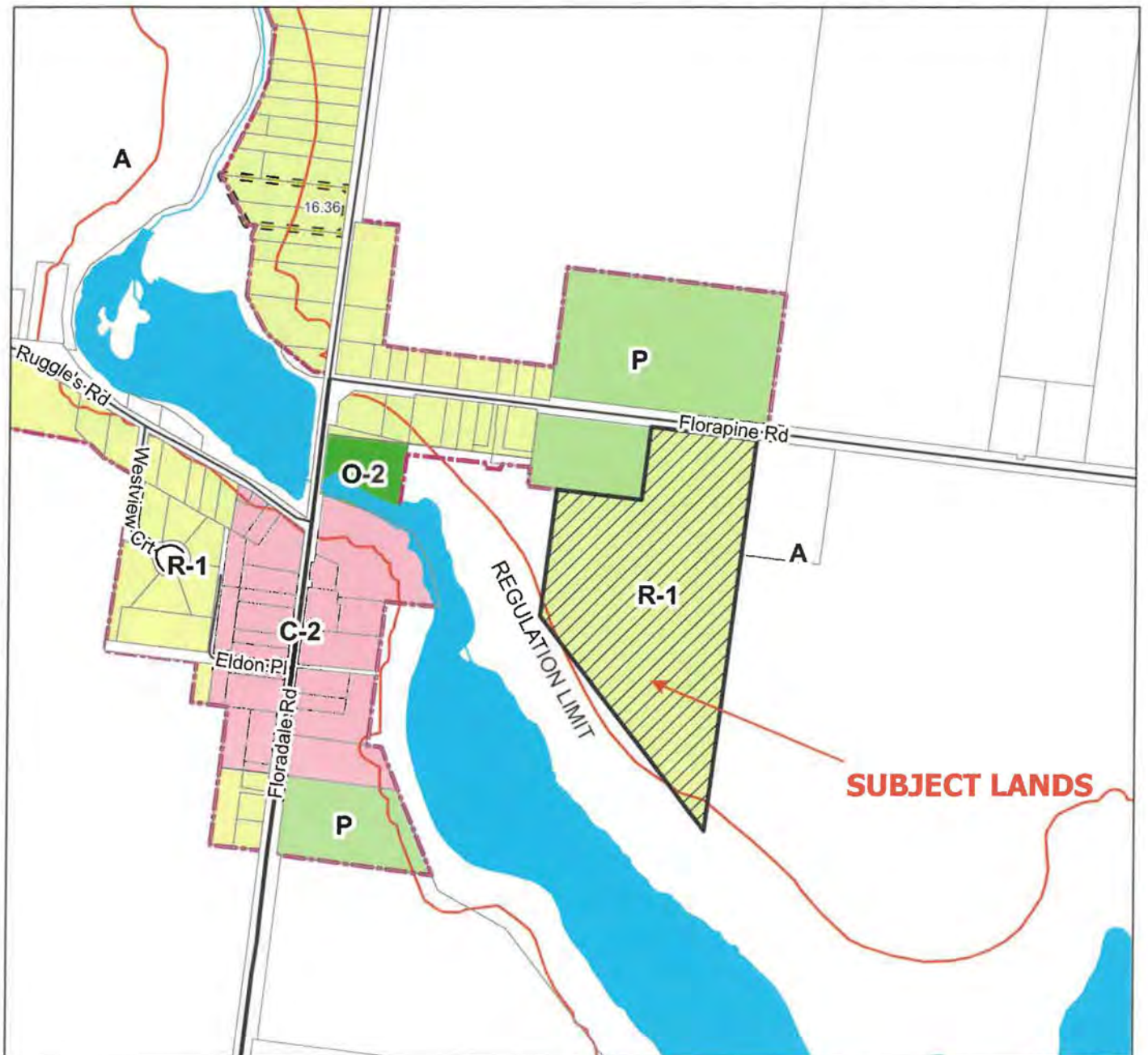
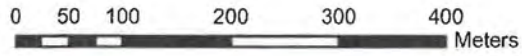
The applicant has submitted the following studies in support of this application:

- Concept Plan (Concept Site Plan)
- Planning Justification Report
- Ministry of Environment – Environmental Compliance Application
- Ministry of Environment – Environmental Compliance Approval
- Municipal Responsibility Agreement regarding the sewage disposal system
- Climate Change Mitigation Measures
- Drinking Water System Engineering Evaluation Report
- Geotechnical Investigation
- Stormwater Management Report
- Groundwater and Surface Water Impact Assessment
- Sewage System Design Brief Application for ECA
- Water System Upgrades Report

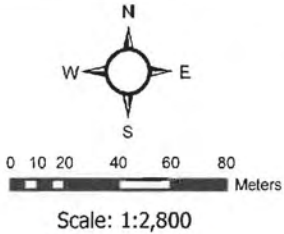
MAP 1 - Zoning
File Number: ZC 2025/02
30 Florapine Road



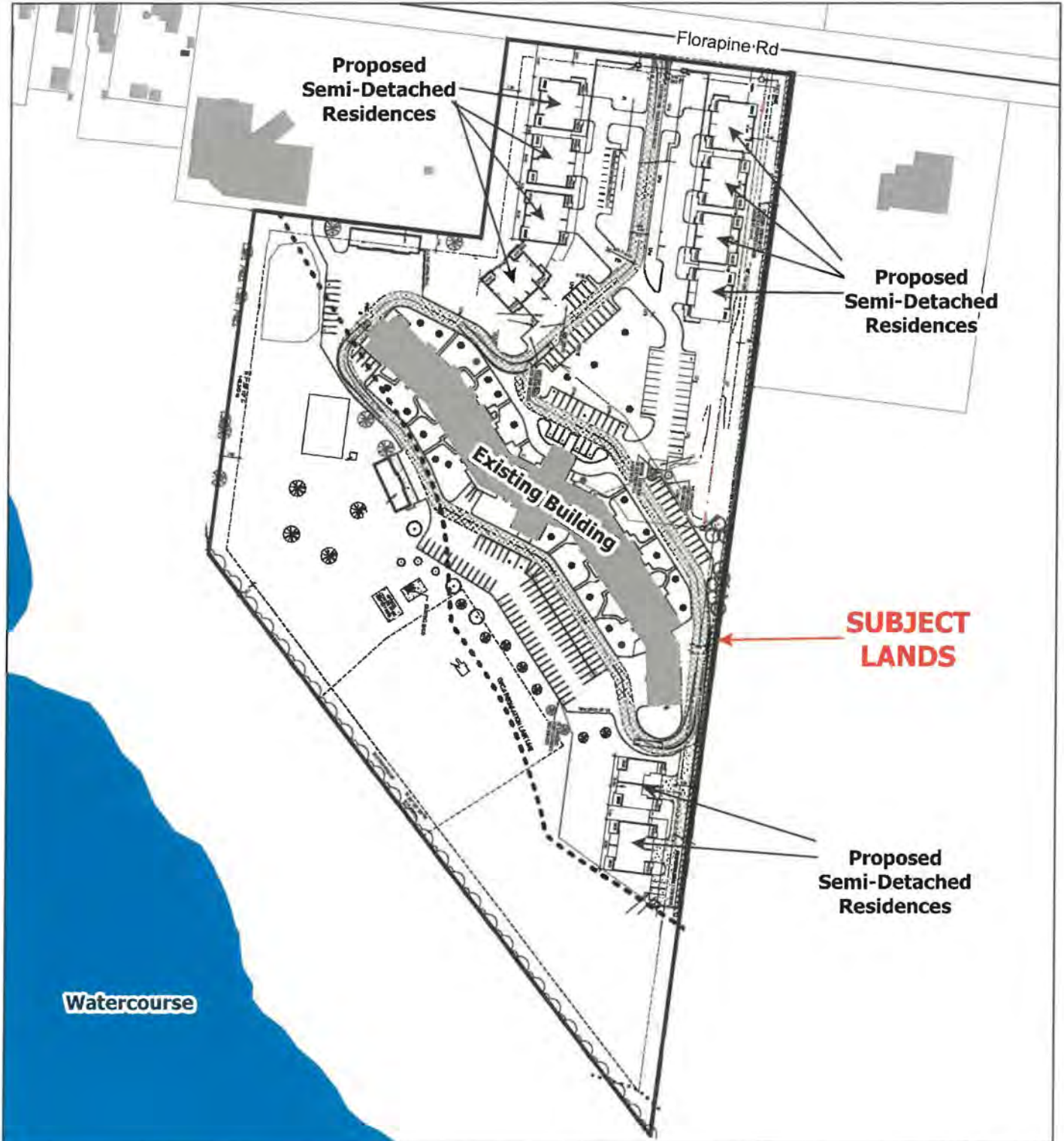
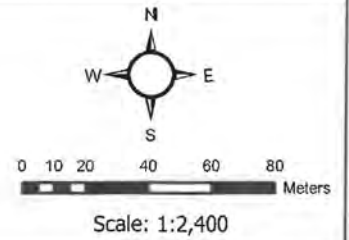
Scale: 1:7,000



MAP 3- Aerial Photo
File Number: ZC 2025/02
Location: 30 Florapine Road



MAP 4 - Conceptual Site Plan
File Number: ZC 2025/02
Location: 30 Florapine Road



MORE INFORMATION

Should you require a copy of this Notice in an alternative text please contact our office.

Additional information as noted above can be viewed by contacting Planning staff to **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

HOW TO PARTICIPATE

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 the Committee Clerk on or before 1:00 pm on Wednesday March 26, 2025. To register please:

- email councilmeetings@woolwich.ca or phone 519-669-6004; or
- visit www.woolwich.ca/learn-about/council/council-meetings for more information on Attending a Council Meeting in person, 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.

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 March 19, 2025** (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 Municipal Freedom of Information and Protection of Privacy 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 these applications or the decision of the proposed amendments, 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, a notice will be mailed to you explaining the By-law.

HIGHLIGHTS OF THE PROCESS

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 application.

COUNCIL: Council can then approve, refuse, amend or defer the application. If the application is 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.

Any specified person, public body, or the registered owner of land to which the By-law would apply, who is 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, the Zoning Amendment will come into effect.

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 and/or re-designated. The Township then begins the applicable process which is required by law under the Planning Act, R.S.O., 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.

APPEAL RIGHTS: TAKE NOTICE that if a specified person or public body (as defined in the Planning Act), or the registered owner of land to which the by-law would apply, would otherwise have an ability to appeal the decision of the Council of the Township of Woolwich to the Ontario Land Tribunal but the specified person, public body, or registered owner 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 specified person, public body, or registered owner is not entitled to appeal the decision. In other words, if an eligible specified person, public body, or landowner does not make an oral or written submission to Council before the by-law is passed, then they are ineligible 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, 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.