



TOWNSHIP OF WOOLWICH

Engineering and Planning Services, Box 158, 24 Church Street West, Elmira, Ontario N3B 2Z6

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

Webpage: www.woolwich.ca

PROPOSED ZONE CHANGE APPLICATION

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 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/ re-designated is notified of the following:

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

The rest of this flyer contains 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 me at 519-669-6038 or 1-877-969-0094 (ext. 6038).

Email: jvink@woolwich.ca

May 30, 2019


Jeremy Vink
Senior Planner

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

APPLICANT / LOCATION:

**2284578 Ontario Inc.
18 Ernst Street, Elmira**

**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, June 25, 2019 at 7:00 p.m.
in the Council Chambers
of the Township Offices,
24 Church Street West, Elmira**

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 Amendment process.

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



DETAILS OF THE APPLICATION

ZONE CHANGE APPLICATION 4/2019 2284578 Ontario Inc. 18 Ernst Street, Elmira

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 2284578 Ontario Inc. and located at 18 Ernst Street, Elmira. This notice summarizes the details of this 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, 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.

Property Description

The property is located at 18 Ernst Street, Elmira (see Location Map) and described as Plan 168 Lots 85, 86, 93 and 94. The property is designated Residential and Ancillary Land Use Area in the Township Official Plan and is zoned Open Space (O-1). The 0.3 hectare property is developed with an indoor swimming pool complex and associated parking.

The purpose of the application is to rezone the property from Open Space (O-1) to Residential Multiple (R-7) with site specific provisions to permit the redevelopment of the property with a four storey, eighteen (18) unit, apartment building (see Site Plan). The proposed site specific provisions are:

- a reduced front yard building line setback adjacent to Snyder Avenue South of not less than 5.2 metres;
- a maximum number of 18 residential units; and
- a maximum building height of 14 metres.

Expressing Your Concerns and Requesting Further Notification

You can express your concerns/ comments about the proposed changes in writing to the Township of Woolwich. Any comments received on or before June 18, 2019 (Note that this date is before the public meeting) will be included in a report prepared by Engineering and Planning Services and presented at the Public Meeting. Any comments received after the Public Meeting, but prior to Council making a decision on the application, will be considered.

This information is collected and maintained for creating a record that is available to the 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 519-669-6005 or 1-877-969-0094 ext. 6005.

Should you wish to be notified of future meetings and reports regarding this application, please:

- submit a written request, noting that you wish to be kept informed, to the Township of Woolwich, Engineering and Planning Services, 24 Church Street West, Box 158, Elmira, Ontario N3B 2Z6, or
- email your request noting that you wish to be kept informed to Jeremy Vink, at jvink@woolwich.ca ; or
- register your name and address on the signup sheet available at the Public Meeting.

HIGHLIGHTS OF THE PROCESS

What is a Zone Change?

Each property in the Township is zoned 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 Amendment process which is required by law under the Planning Act, 1990.

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 DECISION

If you wish to be notified of the decision of the Township of Woolwich in respect of the proposed zoning by-law amendment, you must make a written request to the Planning Department of the Township of Woolwich, P.O. Box 158, 24 Church Street West, Elmira, ON N3B 2Z6.

When a decision has been passed by Council a Notice of Decision is mailed, within 15 days, to all property owners previously circulated and those requesting notification.

APPEAL RIGHTS

TAKE NOTICE that if a person or public body would otherwise have an ability to appeal the decision of the Township of Woolwich to the Local Planning Appeal 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.

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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

LOCATION MAP
Zone Change Application 4/2019
2284578 Ontario Inc.



SITE PLAN
Zone Change Application 4/2019
2284578 Ontario Inc.

PROPOSED ZONE CHANGE
TO PERMIT A 4 STOREY
APARTMENT BUILDING

