



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 AND OFFICIAL PLAN AMENDMENT

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 and designation on a property as well as develop a plan of subdivision on the lands.

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 all the 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

DATE May 30, 2019


Jeremy Vink
Senior Planner

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

APPLICANT / LOCATION:

**Wayne Martin and Rick Brubacher
44 and 46 Church Street West, Elmira**

**Your Invitation to Participate in the Zone Change
and Official Plan Amendment Process**

Here is how, when & where

The Township of Woolwich has received an application to amend (change) the Comprehensive Zoning By-law and Official Plan of the Township of Woolwich. The details of these applications are given on the following pages of this notice.

The **Public Meeting** to discuss these applications 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 and Official Plan Amendment process.

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



DETAILS OF THE APPLICATIONS

OFFICIAL PLAN AMENDMENT APPLICATION 1/2019 ZONE CHANGE APPLICATION 5/2019

**Wayne Martin and Rick Brubacher
44 and 46 Church Street West, Elmira**

Take Notice that in accordance with the Planning Act, R.S.O., 1990, as amended, the Township of Woolwich has received complete applications for a proposed Official Plan Amendment and Zone Change for lands owned by Wayne Martin and Rick Brubacher and located at 44 and 46 Church Street West, Elmira, in the Township of Woolwich. This notice summarizes the details of these applications 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 Sections 17 and 34 of the Planning Act, to consider the following Official Plan Amendment and Zone Change applications. 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 0.18 ha lands comprise two lots;

- 44 Church Street West currently developed with a two-storey triplex and described as Part Lot 30 Plan 571; and
- 46 Church Street West being vacant land and described as Part Lot 29 Plan 571.

The properties are designated Residential and Ancillary Land Use and Restricted Land Use Area in the Township's Official Plan and are zoned Residential – Commercial (R-6) and Residential – Commercial (R-6) with Flood Fringe (FF) and Flood Way (FW) regulations.

Applications for Official Plan and Zoning Amendment

GSP Group on behalf of the property owners, Wayne Martin and Rick Brubacher, are proposing to amend the Township's Official Plan and Zoning By-law to permit redevelopment of the lands with a 4-storey 20 unit apartment building.

To facilitate this proposal the following amendments are being requested:

1. Official Plan Amendment

An Official Plan amendment to add a site specific policy area to increase the net residential density from 60 units per hectare to 124 units per hectare.

2. Zoning Amendment

A Zoning amendment to add the following site specific provisions:

- a reduced building line setback adjacent to Church Street West of approximately 2 metres to the proposed apartment building;
- a reduced building line setback adjacent to Church Street West of approximately 0.7 metres to the proposed terraces, deck and porches;
- a reduced east side yard setback of approximately 5.5 metres;
- a reduced amenity area per dwelling unit of approximately 17.5 square metres; and
- a reduced off street parking requirement of 1.04 spaces per dwelling unit.

What is a Zone Change / Official Plan?

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 re-designated. The Township then begins the Zone Change and Official Plan Amendment process which is required by law under the Planning Act, 1990.

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 **Tuesday, 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 applications, will be considered.

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.

Should you wish to be notified of future meetings and reports regarding these applications, 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, Senior Planner at jvink@woolwich.ca ; or
- register your name and address on the signup sheet available at the Public Meeting.

If Council approves the change, a notice will be mailed to you explaining the By-law and Official Plan Amendment.

HIGHLIGHTS OF THE PROCESS

Planning Act Requirements

The Planning Act specifically states that the following information must be included in this notice, just as it appears in the Planning Act document itself:

Official Plan Amendment

If you wish to be notified of the decision of the Council of the Township of Woolwich on the proposed Official Plan Amendment, you must make a written request to the Township of Woolwich, Engineering and Planning Services, Box 158, 24 Church Street West, Elmira, Ontario N3B 2Z6.

If a person or public body does not make oral submissions at a public meeting or make written submission to the Township of Woolwich before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the Township of Woolwich or the Council of the Regional Municipality of Waterloo (approval authority), to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Township of Woolwich before 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 Local Planning Appeal Tribunal unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

Zoning Amendment

If you wish to be notified of the decision of the Council of the Township of Woolwich on the proposed zoning by-law you must make a written request to the Engineering and Planning Services department of the Township of Woolwich.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Township of Woolwich before the by-law is passed the person or public body is not entitled to appeal the decision of the Council of the Township of Woolwich to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Council of 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 Board, there are reasonable grounds to do so.

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. Once the Zoning Amendment is adopted a By-law is passed to adopt the Official Plan Amendment

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.

Anyone not in agreement with the decision made by Council may appeal the By-law to the Local Planning Appeal Tribunal within 20 days after the notice has been mailed. (Note: if the appeal is for the Official Plan Amendment the appeal must be filed with the Region of Waterloo Clerk). If no appeal is received within the allotted time, the Zoning Amendment and Official Plan Amendment come into effect.

The Official Plan Amendment is forwarded to the Regional Clerk (Regional Municipality of Waterloo) for final approval.

If Council refuses or defers the application anyone not in agreement with the decision (including the applicant) may appeal the decision to the Local Planning Appeal Tribunal within 20 days of the notice of decision being mailed.

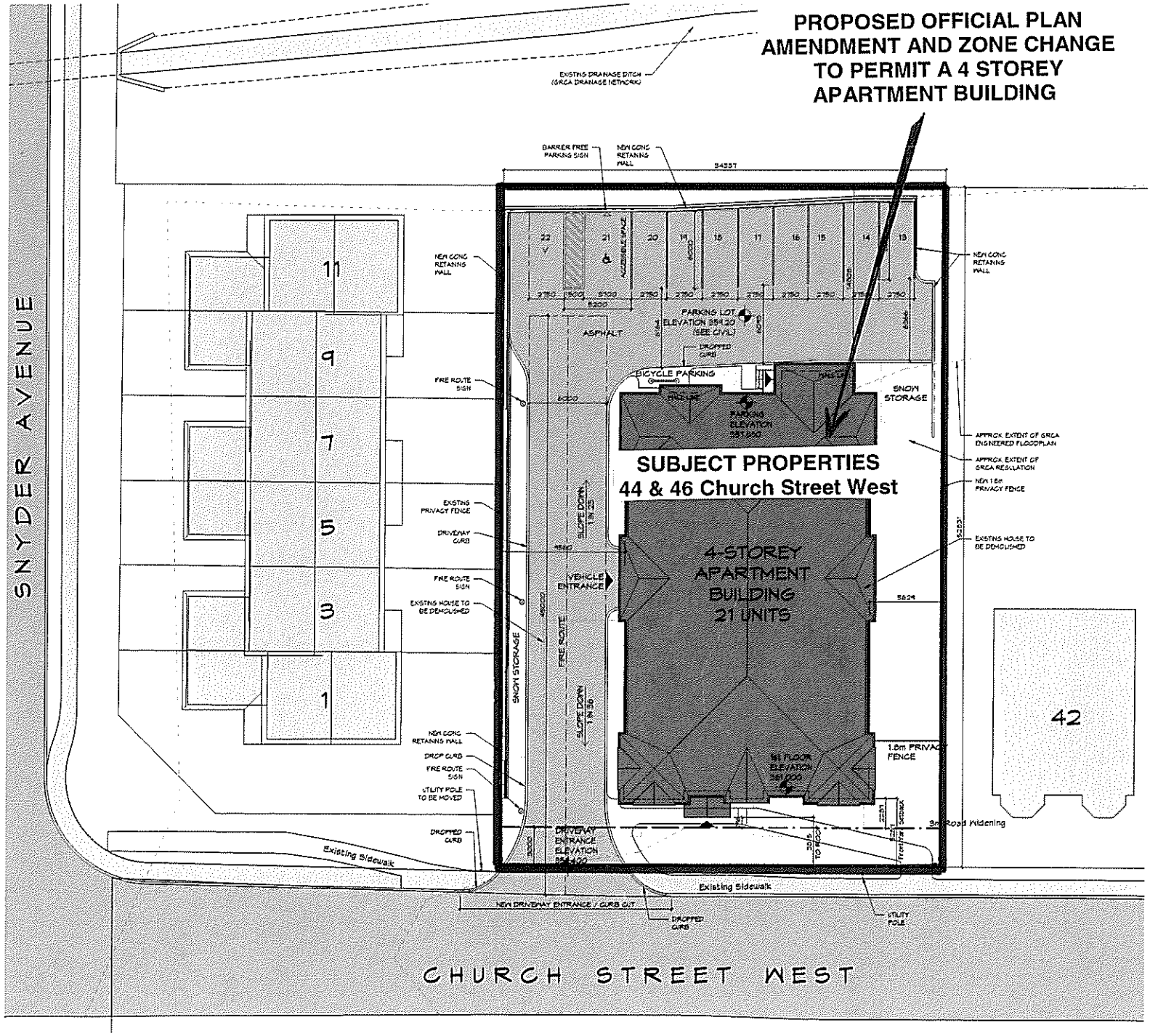
Note: The applicable Zoning By-law does not come into effect until final passage of the Official Plan has been received from the Region of Waterloo.

LOCATION MAP
Official Plan Amendment 1/2019 and
Zone Change Application 5/2019
Wayne Martin and Rick Brubacher



SITE PLAN
 Official Plan Amendment 1/2019 and
 Zone Change Application 5/2019
 Wayne Martin and Rick Brubacher

**PROPOSED OFFICIAL PLAN
 AMENDMENT AND ZONE CHANGE
 TO PERMIT A 4 STOREY
 APARTMENT BUILDING**



CHURCH STREET WEST