

TOWNSHIP OF WOOLWICH

Engineering and Planning Services, Box 158, 24 Church Street West, Elmira, Ontario N3B 2Z6
Phone: 519-669-1647 or 519-664-2613 / Fax: 519-669-4669
Webpage: www.woolwich.ca

PROPOSED OFFICIAL PLAN AMENDMENT

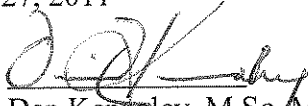
Why did you receive this notice?

You have received this notice because the Township of Woolwich has initiated an application to amend (change) the Official Plan of the Township of Woolwich for all lands within the Township.

The rest of this flyer contains all of 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 519-664-2613 (ext.6028)

Email dkennaley@woolwich.ca

May 27, 2011


Dan Kennaley, M.Sc., MCIP, RPP
Director,
Engineering and Planning Services

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

APPLICANT: TOWNSHIP OF WOOLWICH

OFFICIAL PLAN AMENDMENT APPLICATION 3/2011

CULTURAL HERITAGE LANDSCAPE IN THE VICINITY OF WEST MONTROSE

Your Invitation To Participate in the Official Plan Amendment Process Here is how, when & where

The Township of Woolwich has initiated an application to amend (change) the Official Plan of the Township of Woolwich. The details of this application are given on the second page of this notice.

The **Public Meeting** to discuss this application will be held on:

Tuesday, June 21, 2011 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.

If you cannot attend the Public Meeting and wish to be notified of future meetings and reports regarding this application, please submit a written request to Dan Kennaley at the address shown at the top of this page.

Finally, if Council approves the change, a notice will be mailed to you explaining that an Official Plan Amendment has been adopted.

DETAILS OF THE APPLICATION

OFFICIAL PLAN AMENDMENT APPLICATION 3/2011 CULTURAL HERITAGE LANDSCAPE IN THE VICINITY OF WEST MONTROSE

Purpose and Effect

The purpose and effect of draft Official Plan Amendment Application 3/2011 is to designate a Cultural Heritage Landscape in the vicinity of West Montrose (see Map 1) and add policies to the Township of Woolwich Official Plan that will conserve this Cultural Heritage Landscape in such a way that its heritage values, attributes and integrity are retained. Policies that will promote the awareness, appreciation and enjoyment of the West Montrose Cultural Heritage Landscape are also included in the draft Official Plan Amendment.

More specifically the proposed policies for the conservation of the West Montrose Cultural Heritage Landscape ("CHL") include the following:

- Policies concerning the review of development applications within and in the vicinity of the CHL;
- Policies concerning lot creation within and in the vicinity of the CHL;
- Policies concerning the listing and designation of buildings and structures that constitute character defining elements of the CHL;
- Policies concerning reduction of setbacks and similar regulations in order to allow reconstruction of character defining elements and designated buildings and structures on original building footprints and in the original building form;
- Policies aimed at encouraging the awareness, appreciation and enjoyment of the CHL;
- Policies concerning the continued investigation of the CHL to identify additional attributes, including additional views and view sheds that may exist in the CHL; and
- Policies concerning the development of a Conservation Plan which will contain a more detailed description of the character defining elements and the methods for conserving these character defining elements.

What is an Official Plan Amendment?

An Official Plan Amendment is a proposed change to the Township's Official Plan. In this case, the proposed change involves identifying a Cultural Heritage Landscape in the vicinity of West Montrose and establishing policies for the conservation of this Cultural Heritage Landscape. This Official Plan Amendment is being proposed by the Township as a result of the Township having completed a West Montrose Cultural Heritage Landscape Study in February, 2011.

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 Official Plan Amendment.

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:

If you wish to be notified of the adoption of the proposed Official Plan Amendment, you must make a written request to Dan Kennaley, Director, 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 submissions to the Township of Woolwich before the proposed official plan amendment is adopted:

- a) the person or public body is not entitled to appeal the decision of the Regional Municipality of Waterloo to the Ontario Municipal Board; and
- b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

If you cannot attend the meeting, you can express your concerns/ comments about the proposed changes in writing to the Township of Woolwich. Any comments received on or before June 14, 2011 (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.

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 and discuss 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 Council then passes a By-law to adopt the Official Plan Amendment once all conditions have been satisfied.

NOTICE OF PASSING/APEAL PROCESS: When a By-law to adopt the Official Plan Amendment has been passed by Council a Notice of Passing is mailed, within 15 days, to all property owners/tenants previously circulated and those requesting notification. The Official Plan Amendment is forwarded to the Regional Clerk (Regional Municipality of Waterloo) for final approval. Anyone not in agreement with the decision made by Council may appeal the Official Plan Amendment to the Ontario Municipal Board by filing an appeal with the Regional Clerk within 20 days after the notice has been mailed. If no appeal is received within the allotted time period the Official Plan Amendment is approved. If Council refuses or defers the application anyone not in agreement with the decision (including the applicant) may appeal the decision to the Ontario Municipal Board within 20 days of the notice of decision being mailed.

For a MORE COMPLETE EXPLANATION of the Official Plan Amendment process, call us at 519-669-1647 or 519-664-2613.

