



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 ZONING AMENDMENT

Why did you receive this notice?

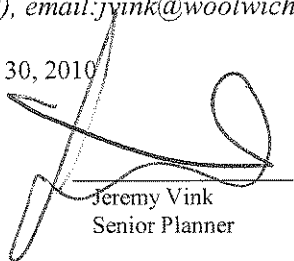
You have received this notice because a property owner near your residence or business has asked the Township to change the zoning on a property or use of a building.

Each time someone applies to have a building or property re-zoned for a different use, 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 re-zoned 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 of the details about the application and how you can give your input. If you have any questions about the information on the front or back of this notice, please contact me at 519-669-6038 or 519-664-2613 (ext. 6038), email: jvink@woolwich.ca

April 30, 2010



Jeremy Vink
Senior Planner

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

APPLICANT: Wilbert Martin and George Israel
(Capital Paving)

LOCATION: 1420 Letson Drive and a vacant parcel on the west side of Letson Drive (Wilbert Martin) and 1433 Letson Drive and a vacant parcel on the west side of Letson Drive (George Israel)

Your Invitation To Participate in the Zone Change 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 back of this notice.

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

Tuesday, May 25, 2010 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.

MORE INFORMATION: The public may view planning documents and background material relating to these applications at the Township of Woolwich, Engineering and Planning Services Department between 9:00 a.m. and 5:00 p.m., Monday through Friday, or on the Township website at www.woolwich.ca.

Questions or written submissions may be directed to:

Township of Woolwich
Jeremy Vink, Senior Planner
Engineering and Planning Services Department
Box 158, 24 Church Street West
Elmira, ON N3B 2Z6

Telephone: 519-669-6038 / 519-664-2613, extension 6038 or
email: jvink@woolwich.ca

Details of the Application

Zone Change Application 14/2008
Wilbert Martin/ George Israel (Capital Paving Inc.)

The Township has received a Zone Change application from Capital Paving Inc. on behalf of Wilbert Martin and George Israel for the following properties (see Map 1):

- 1420 Letson Drive and a vacant parcel on the west side of Letson Drive (Wilbert Martin) described as German Company Tract, Part Lot 76. The total land holdings for these parcels is approximately 46 hectares. The property at 1420 Letson Drive contains a single family dwelling and farming operation.
- 1433 Letson Drive and a vacant parcel on the west side of Letson Drive (George Israel) described as German Company Tract, Part Lots 71 and 74, Plan 58R-2710 Part 2. The total land holdings for these parcels is approximately 53.7 hectares. The property at 1433 Letson Drive contains a single family dwelling and farming operation.

The properties are designated Rural Land Use and Restricted Land Use in the Township's Official Plan and are zoned Agricultural (A).

The purpose of this application is to change the zoning on a portion of the subject lands from Agricultural to Extractive (see Map 2) to permit a below groundwater mineral aggregate extraction operation. The proposed licensed area will total 41.72 hectares within which the proposed extractive area will total approximately 38.3 hectares. The proposed licensed area does not include the internal haul road which will be built on 1433 Letson Drive, located between Letson Drive and Katherine Street North.

Additional planning documents and background material relating to this application have been posted to the Township website at <http://www.woolwich.ca/en/newsevents/GravelPitApplications.asp>

APPEALS:

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.

Zoning Amendment

If a person or public body that files an appeal of a decision of the Council of the Township of Woolwich in respect of the proposed zoning by-laws does not make oral submissions at a public meeting or make written submissions to the Council of the Township of Woolwich before the proposed zoning by-law amendments are passed:

- a) the person or public body is not entitled to appeal the decision of the Township of Woolwich 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.

NOTIFICATION: If you wish to be notified of additional Township public meetings or Township staff reports regarding these applications you must make a written request to Engineering and Planning Services at the Township of Woolwich at the address shown at the top of this page.

If you cannot attend the meeting, you can express your concerns/comments about the proposed change in writing to the Township of Woolwich. Any comments received on or before May 18, 2010 (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 also be considered.

Finally, if Council approves the change, a notice will be mailed to you explaining the by-law.

The personal information accompanying your submission is being collected under the authority of the Planning Act and may form part of the public record which may be released to the public. Questions about this collection should be directed to the Records and Freedom of Information Officer at 519-669-6005 or 519-664-2613 ext. 6005.

What is a Zone Change?

Each property in the Township is designated for a certain type of land use. Industrial or residential, are examples of land use. If the property owner wants to change what the land or building is used for, they must apply to the Township to have the property re-zoned. The Township then begins the zone change process which is required by law under the Planning Act, 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.

Highlights of the Zone Change 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 once all conditions have been satisfied.

NOTICE OF PASSING/APPEAL PROCESS: When a By-law 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. Anyone not in agreement with the decision made by Council may appeal the By-law to the Ontario Municipal Board within 20 days after the notice has been mailed. If no appeal is received within the allotted time period the By-law comes into effect. 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.

TIMING: A normal Zone Change application takes approximately three to six months to process.

For a MORE COMPLETE EXPLANATION of the re-zoning process, call us at 519-669-1647 or 519-664-2613 and ask us to mail you a copy of the easy to read brochure entitled "***A Quick and Easy Look at the Zone Change Process.***"

**SUBJECT
PROPERTIES** 

