



## 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](http://www.woolwich.ca)

# PROPOSED ZONING AMENDMENT

## Why did you receive this notice?

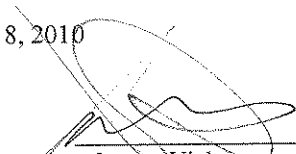
*You have received this notice because a property owner near your residence or business has asked the Township to change the zoning on a property or use of a building.*

*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](mailto:jvink@woolwich.ca)*

April 8, 2010



Jeremy Vink  
Senior Planner

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

**APPLICANT:** C.G. Snyder Limited and Ronon Farms Inc. (Hunder Development Ltd.)

**LOCATION:** 128 Katherine Street South, 1081 Hunsberger Road and a vacant parcel on the south side of Hunsberger Road

**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 4, 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](http://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, Ontario  
N3B 2Z6

Telephone: 519-669-6038 / 519-664-2613, extension 6038 or  
email: [jvink@woolwich.ca](mailto:jvink@woolwich.ca)

## Details of the Application

Zone Change Application 8/2009  
C.G. Snyder Limited and Ronon Farms Inc. (Hunder Development Ltd.)

The Township has received a Zone Change application from Hunder Development Ltd. on behalf of C.G. Snyder Limited and Ronon Farms Inc. for the following properties (see Map 1):

- 128 Katherine Street South (C.G. Snyder) described as Crooks Tract Broken Front Concession East of Grand River Pt Lot 4 Pt Lot 5. This property comprises approximately 84.5 hectares and contains a single family dwelling and farming operation.
- 1081 Hunsberger Road and a vacant parcel on the south side of Hunsberger Road (Ronon Farms) described as Crooks Tract Broken Front Concession East of Grand River Pt Lot 6. The total land holdings for these parcels is approximately 82 hectares. The property at 1081 Hunsberger Road 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 an above groundwater mineral aggregate extraction operation. The proposed licensed area will total 88.3 hectares within which the proposed extractive area will total approximately 62.1 hectares, specifically:

- Ronon Farms lands – 55.7 hectares are proposed to be licensed of which the area to be extracted will be approximately 37.1 hectares.
- C.G. Snyder lands – 32.6 hectares are proposed to be licensed of which the area to be extracted will be approximately 25 hectares.

In addition, the applicant is requesting permission to allow for the processing of material to be recycled, which will be limited to concrete and asphalt, as an accessory use within the proposed Phase 1 extraction area (located on the Ronon Farms lands north of Hunsberger Road).

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 April 27, 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

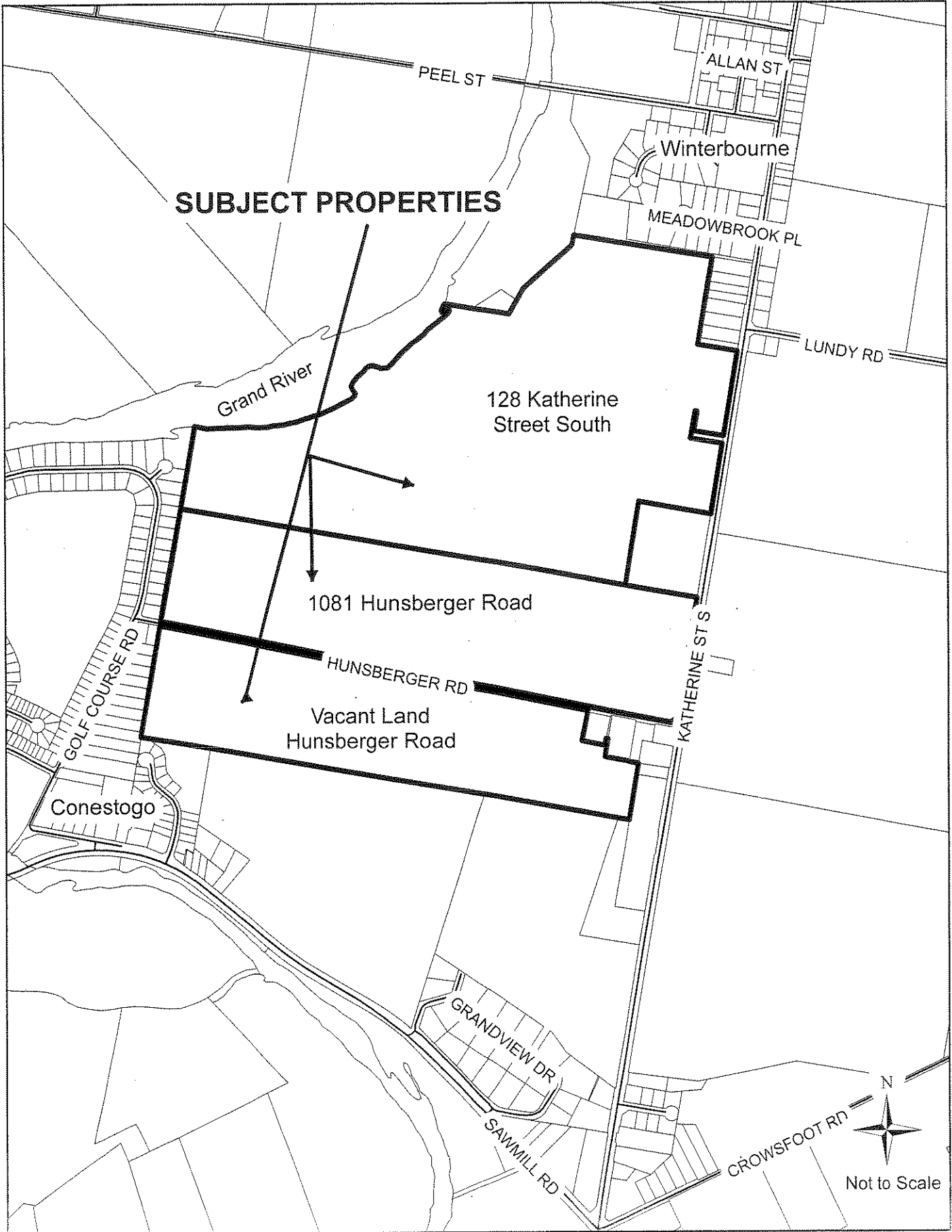
**COMMITTEE OF THE WHOLE:** After receiving and reviewing comments staff will prepare a report and recommendation for the Committee of the Whole. Committee of the Whole consists of all members of Council who sit as a Committee to hear and discuss various applications. The Committee makes a recommendation 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.

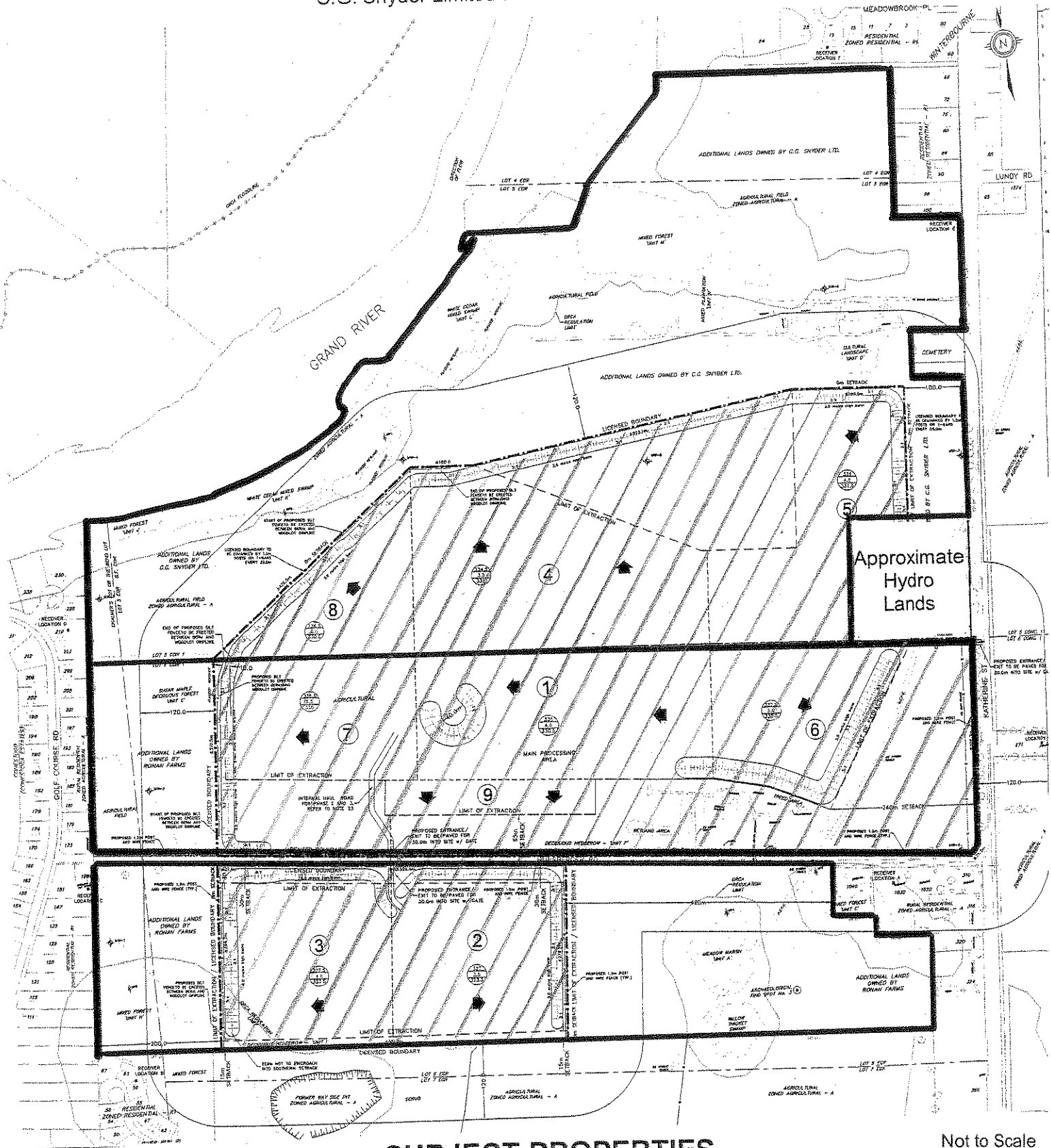
**NOTICE OF PASSING/APPEAL PROCESS:** When a By-law has been passed by Council a Notice of Passing is mailed, within 15 days, to all property owners/tenants previously circulated and those requesting notification. Anyone not in agreement with the decision made by Council may appeal the By-law to the 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.*"



Map 2  
 Zone Change 8/2009  
 C.G. Snyder Limited and Ronon Farms Inc.



**SUBJECT PROPERTIES**

**PORTION OF LANDS  
 PROPOSED TO BE REZONED  
 FROM AGRICULTURAL TO  
 EXTRACTIVE**

Not to Scale

