



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.

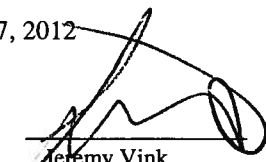
Each time someone applies to have a building or property re-zoned for a different use, the Township follows a specific public notification process. A minimum of 20 days prior to the Public Meeting, everyone within 150 metres of the property or building to be re-zoned is notified of the following:

- ◆ *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 519-669-1647 or 519-664-2613 (ext. 6038)

E email: jvink@woolwich.ca

January 27, 2012



Jeremy Vink
Senior Planner

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

APPLICANT: Mark Horst

LOCATION: 7144 Line 86

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, February 21, 2012 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.

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 a person or public body that files an appeal of a decision of the Council of the Township of Woolwich in respect of a proposed zoning by-law does not make an oral submission at a public meeting or make written submissions to the Council of the Township of Woolwich before the proposed zoning by-law is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

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 February 14, 2012 (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 also be considered.

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 Jeremy Vink at the address shown at the top of this page.

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

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.

Details of the Application

Zone Change Application 2/2012
Mark Horst

The Township has received a Zone Change application from Mark Horst for a 40 hectare property described as German Company Tract Part Lot 111, and located at 7144 Line 86 in the Township of Woolwich (see Map 1). The property is designated Rural Land Use in the Township's Official Plan and is zoned Agricultural (A). The property contains a single detached dwelling, trailer, two equipment sheds and a dairy barn.

The applicant is proposing to amend the Agricultural zoning with a site specific provision to permit an On-Farm Business on approximately 0.8 hectares of the property (see Map 2). The proposed On-Farm Business will include:

- the storage of solid manure and associated bedding material which is obtained from off-site beef and horse farm operations; and
- processing/screening of the manure material into a product that is sold to the public and used for vegetation and landscape purposes.

The operation proposed is for an outdoor storage area along with a small reception/sales building and may contain a future indoor storage facility.

No decision will be made at the Public Meeting. The purpose of the meeting is to present the application in more detail and to solicit comments from the public.

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.

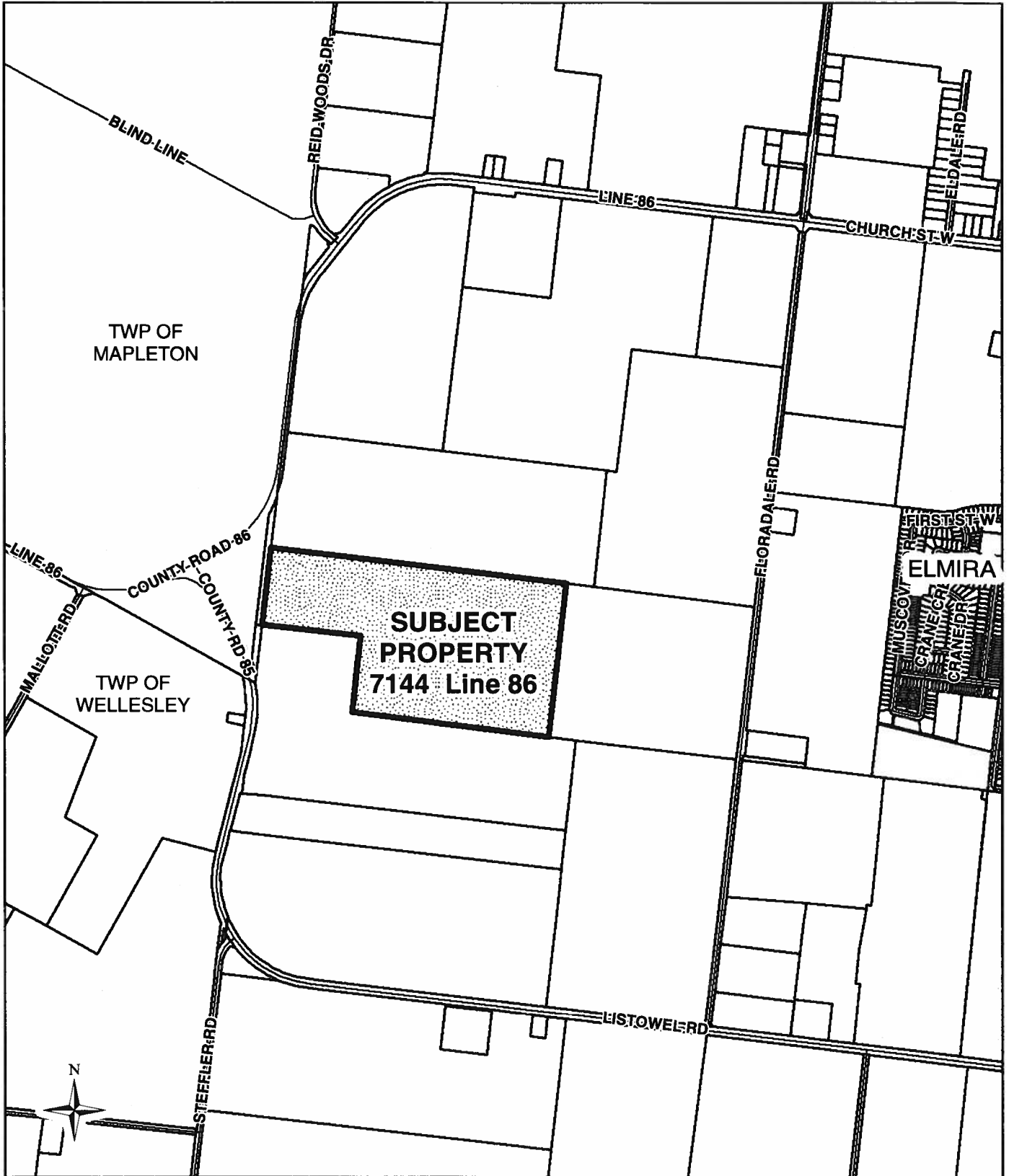
COUNCIL: Council can then approve, refuse, amend or defer the application. If the application is approved Council then passes a By-law once all conditions have been satisfied.

NOTICE OF PASSING/APEAL 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.

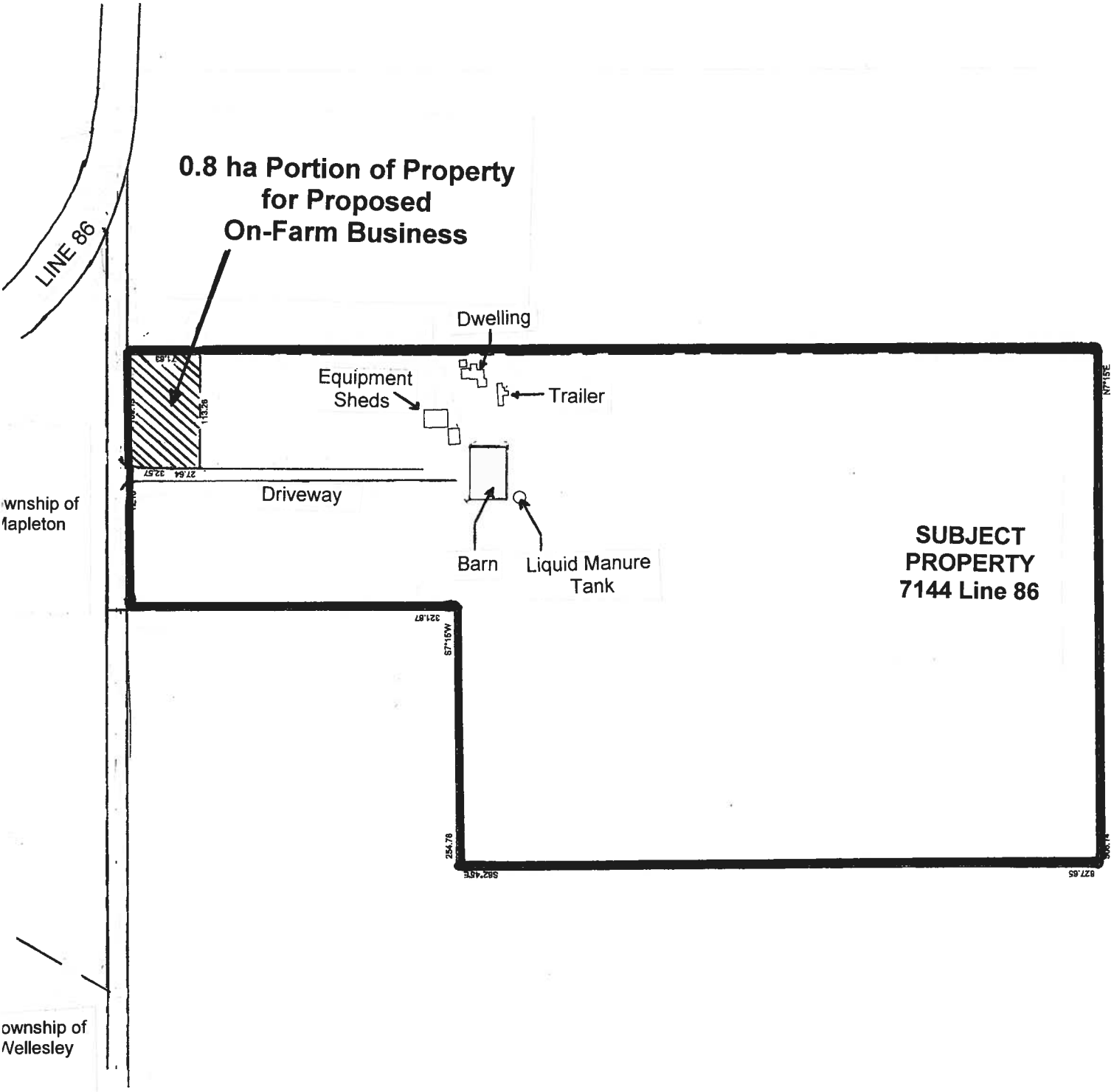
For a MORE COMPLETE EXPLANATION of the re-zoning process, call us at 519-669-1647 or 519-664-2613 and ask us to mail you a copy of the easy to read brochure entitled "A Quick and Easy Look at the Zone Change Process."

MAP 1
Zone Change Application 2/2012
Mark Horst



MAP 2
Zone Change Application 2/2012
Mark Horst

**0.8 ha Portion of Property
for Proposed
On-Farm Business**



**SUBJECT
PROPERTY
7144 Line 86**

ownship of
Mapleton

ownship of
Vellesley