



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.

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 August 12, 2019


Jeremy Vink
Acting Manager of Planning

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

APPLICANT / LOCATION:

Capital Paving Inc.
for the properties identified as:
1226 Maryhill Road, 1175 Foerster Road,
1195 Foerster Road, and
1472 Village View Road

**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, September 10, 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 3/2019 ZONE CHANGE APPLICATION 9/2019

Capital Paving Inc. for the properties identified as 1226 Maryhill Road, 1175 Foerster Road, 1195 Foerster Road and 1472 Village View Road

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 located at 1226 Maryhill Road, 1175 Foerster Road, 1195 Foerster Road and 1472 Village View Road, 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 applications comprise a total of four parcels (see Location Map) as described below. All of the properties are zoned Agricultural (A) and are designated Rural Land Use Area with portions of the properties also designated Restricted Land Use Area in the Township's Official Plan.

1. 1226 Maryhill Road – is a 42.6 ha property described as GCT Part Lots 81 and 82, Plan 58R3248 Parts 1, 2, 4 and 6 and contains a single detached dwelling and accessory structures. No extraction is proposed on this property however, the existing driveway with an existing entrance onto Shantz Station Road is proposed to be utilized for trucks to enter/exit the pit from Shantz Station Road.
2. 1175 Foerster Road – is a 0.8 ha property described as GCT Part Lot 82, Plan 58R511 Part 1 and contains a single detached dwelling. This property is proposed to be located within the License boundary however, no extraction is proposed to occur on this property.
3. 1195 Foerster Road together with vacant lands on Foerster Road – is an 86.3 ha property described as GCT Part Lot 82, Plan 58R680 Parts 3 and 4, Plan 58R995 Parts 1 and 2, and Plan 58R8064 Part 2. This property contains a single detached dwelling and a number of farm buildings. The majority of this property will be located within the License and extraction area. The dwelling will be located within the License boundary, but outside of the limit of extraction.
4. 1472 Village View Road – is a 27.2 ha property described as GCT Part Lot 82 and contains a single detached dwelling. The western portion of this property (west of the dwelling) is proposed to be included in the License and extraction area. The area east of the dwelling including Hopewell Creek, wetland/riparian areas and woodlot are not proposed to be located within the License area.

Applications for Official Plan and Zoning Amendment

Capital Paving Inc. is the applicant proposing to amend the Township's Official Plan and Zoning By-law to permit the extraction, processing and shipping of aggregate resources involving the above-noted properties.

To facilitate this proposal the following amendments are being requested:

Official Plan Amendment

An Official Plan amendment to add a Rural Special Policy Area to permit the establishment and operation of an above the water table mineral aggregate operation outside of an area that is designated Mineral Aggregate Resources Area in the Regional Official Plan.

Zoning Amendment

A Zoning amendment to rezone an approximately 93 ha, contained on the four parcels of land, from Agricultural (A) to Extractive (E) to allow the establishment of a mineral aggregate operation with site specific provisions to permit the following:

- the importation of recycled materials for the purpose of blending with on-site material as an accessory use; and
- the rural residential uses associated with the existing farming operations.

The intent of these applications is to permit an above ground water extraction operation. The proposed maximum annual tonnage for the operation will be 500,000 tonnes with an expected average annual tonnage of 250,000 tonnes. The total area proposed to be licensed is approximately 93.5 hectares and the proposed extraction area is approximately 67.9 hectares (see Concept Plan).

Aggregate Resources Act (ARA)

The proposal is also subject to a separate ARA process, as such Capital Paving Inc. has made application to the Ministry of Natural Resources and Forestry for a Category 3, Class A (above water) license under the ARA for the subject properties. Capital Paving has entered into an agreement with the landowner to extract the aggregate resources on the property and then return the property to an agricultural land use. Extraction from the proposed Shantz Station Pit is to be operated in five phases in order to maintain as much of the property as possible in an agricultural use.

ADDITIONAL INFORMATION

The applicant has submitted a number of documents in support of their applications. These documents can be viewed on the Township webpage as noted below or by visiting the Township offices. Should you wish to view the documents at the Township offices please contact Nancy Thompson at 519-669-6040, 1-877-969-0094 ext. 6040 or by email at nthompson@woolwich.ca to arrange an appropriate time.

- Township webpage – <https://www.woolwich.ca/en/township-services/Ongoing-Planning-Items.aspx>
Select Gravel Pit Applications and Capital Paving Inc. – Shantz Station Pit
- Capital Paving webpage - <https://shantzstationpit.com/>
- Ministry of Natural Resources and Forestry webpage – <https://www.ontario.ca/page/application-standards-proposed-pits-and-quarries>

Documents Submitted:

- Planning Justification Report and ARA Summary Statement
- Level 1 and Level 2 Hydrological Investigation
- Level 1 and 2 Natural Environment Technical Report and Environmental Impact Study
- Traffic Impact Study
- Noise Impact Analysis
- Air Quality Assessment
- Stage 1 and 2 Archaeological Assessments
- Cultural Heritage Impact Assessment
- Visual Impact Report
- Agricultural Impact Assessment
- Site Plans including Existing Features Plan, Operational Plan, Operational Notes, Rehabilitation Plan and Cross Sections

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, September 3, 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, Acting Manager of Planning 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.

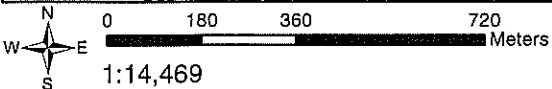
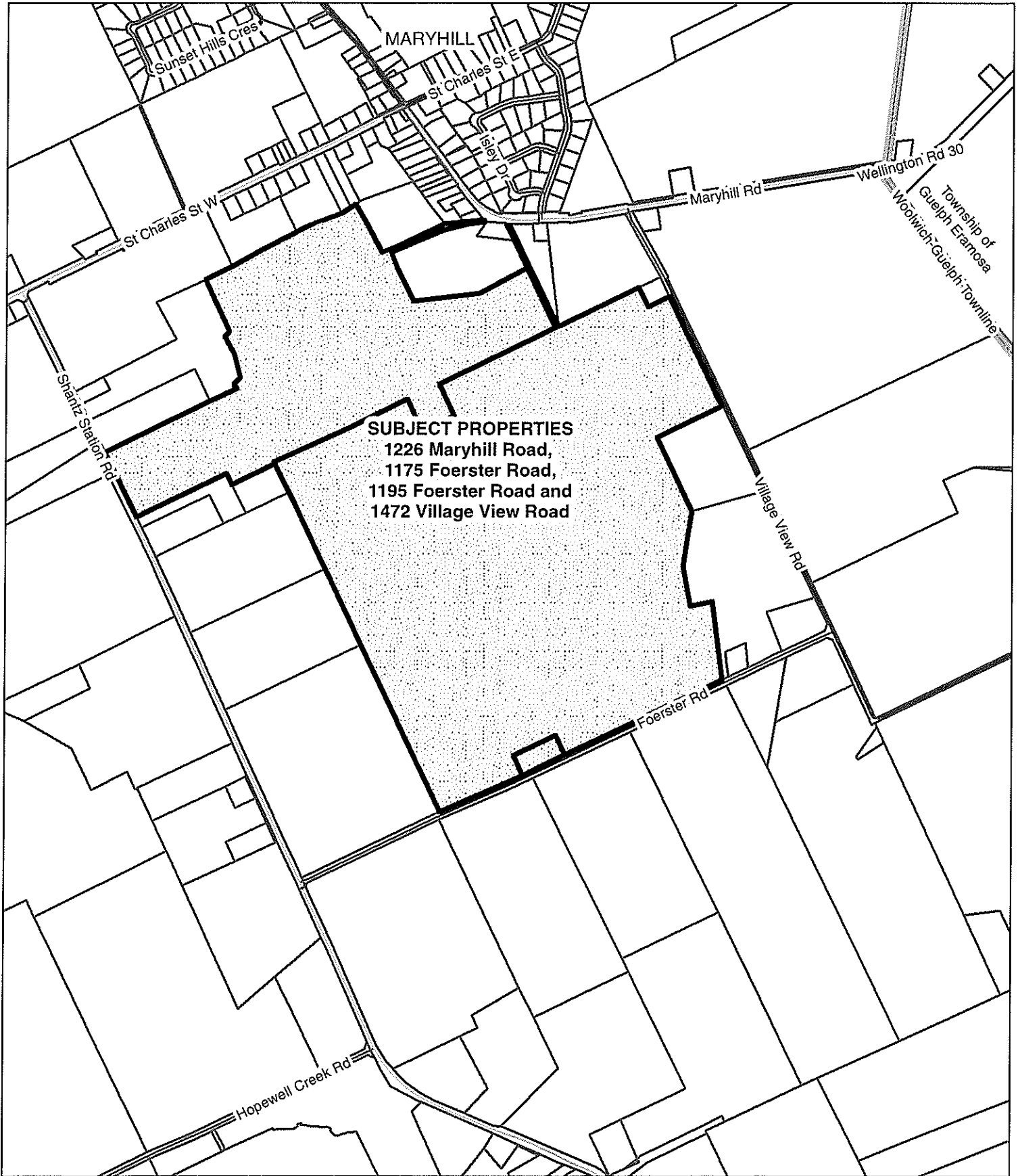
Anyone not in agreement with the decision made by Council may appeal the By-law to the Local Planning Appeal Tribunal within 20 days after the notice has been mailed. (Note: if the appeal is for the Official Plan Amendment the appeal must be filed with the Region of Waterloo Clerk). If no appeal is received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

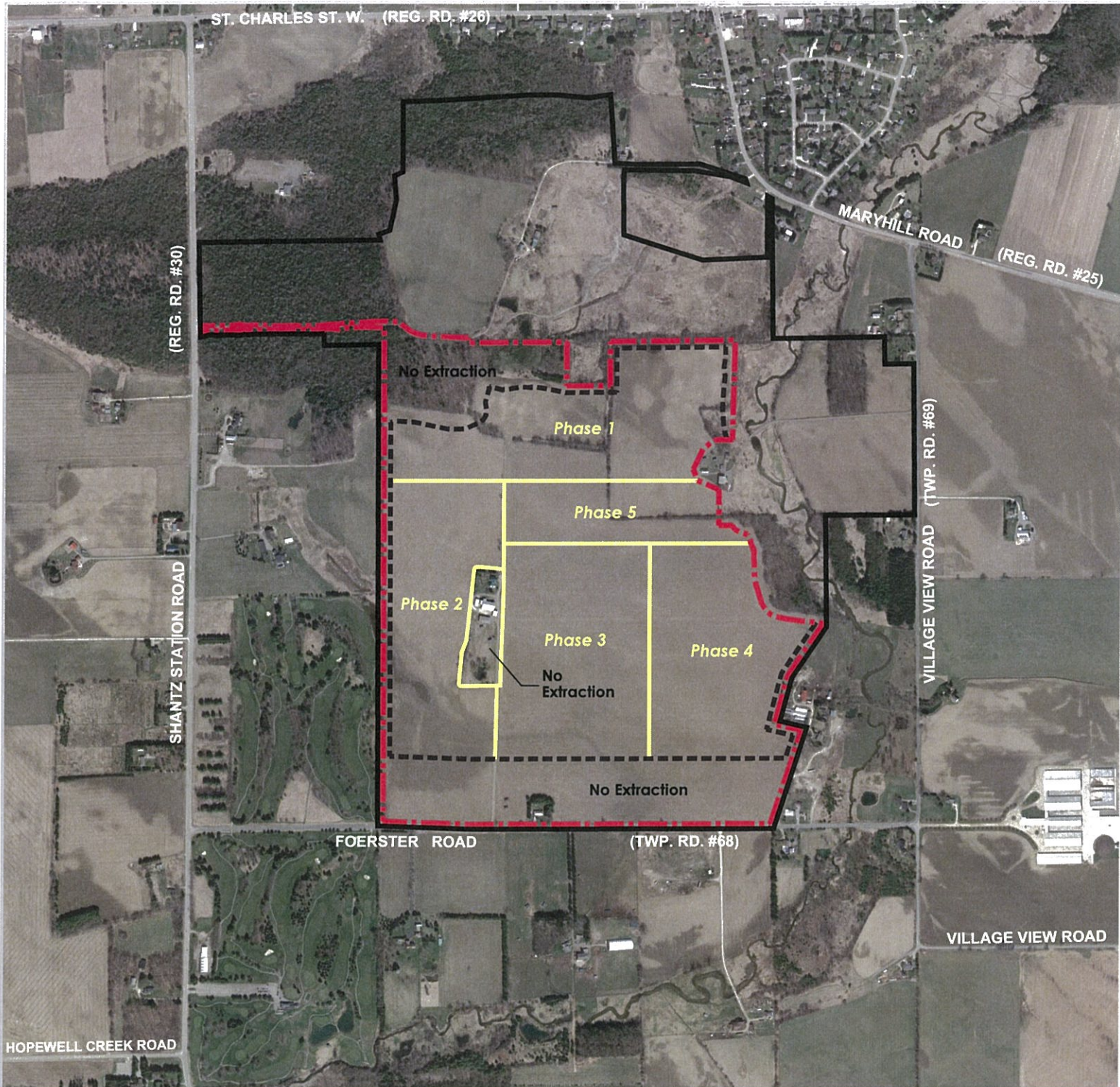
The Official Plan Amendment is forwarded to the Regional Clerk (Regional Municipality of Waterloo) for final approval.

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 Application 3/2019
Zone Change Application 9/2019
Capital Paving Inc. for the properties identified as:
1226 Maryhill Road, 1175 Foerster Road, 1195 Foerster Road and 1472 Village View Road





Concept Plan

LEGEND

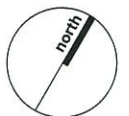
-  Subject Lands
-  Proposed Licensed Area
(Lands subject to Official Plan Amendment and Zoning By-law Amendment application)
-  Proposed Limit of Extraction
-  Proposed Phasing

DATE: July 23, 2019

FILE: 16313B

SCALE 1 : 12,500

DRAWN: DGS



K:16313B- MARYHILL PITRPTMAP FOR CIRCULATION NOTICE DWG

Capital Paving Inc.

Part of Lots 81 & 82
German Company Tract
(geographic Township of Waterloo)
Township of Woolwich
Region of Waterloo

Base Map Source:
Google Imagery; ARA site plans prepared by MHBC Planning



**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**

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