

PROPOSED ZONE CHANGE AND PLAN OF SUBDIVISION

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 as well as create a plan of subdivision on the lands.

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/ redesignated is notified of the following:

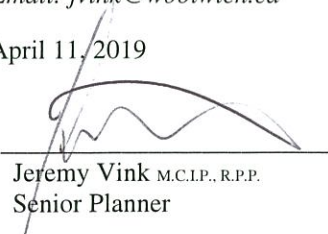
- date, time, location of a public meeting
- deadlines for comments
- site maps

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 1-877-969-0094 (ext.6038).

Email: jvink@woolwich.ca

April 11, 2019



Jeremy Vink M.C.I.P., R.P.P.
Senior Planner

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

Should you require this notice to be provided in an alternate format please contact the Township offices.

APPLICANT: Hawk Ridge Homes Inc.

LOCATION: 36-68 Union Street, Elmira

Your Invitation To Participate in the Zone Change and Plan of Subdivision 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 and the Region of Waterloo has received an application for Draft Approval for a Plan of Subdivision. 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, May 7, 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 the proposed Plan of Subdivision.

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
Engineering and Planning Services Department
Box 158, 24 Church Street West
Elmira, Ontario
N3B 2Z6

Telephone: 519-669-1647 / 1-877-969-0094, extension 6038
or email: jvink@woolwich.ca



DETAILS OF THE APPLICATION

Hawk Ridge Homes Inc. Zone Change 6/2016 and Draft Plan of Subdivision 30T- 16701

In 2016 the Township circulated a Zone Change application and Draft Plan of Subdivision submission from Hawk Ridge Homes Inc. for the property located at 36-68 Union Street in Elmira (see Map 1). The property is designated Residential and Ancillary Use and Restricted Land Use Area in the Township's Official Plan and is zoned Residential Mixed Medium Density (R-4) and General Industrial – Urban (M-2). A portion of the property, which contains a creek / storm drain at the north end, is subject to Floodway (FW) and Flood Fringe (FF) provisions in the Zoning By-law. The 3.2 hectare property contains the remains of a two storey dwelling and concrete foundation of a demolished chicken barn as well as two sheds, all of which are to be removed from the property.

The applicant has made a minor revision to the development proposal, and a significant amount of time has passed since the application was first submitted, and therefore requires recirculation and a second public meeting. The revision as proposed is outlined below in bold text.

The Zone Change application proposes to **retain the Residential Mixed Medium Density (R-4) zoning on an approximate 0.2 hectare portion of the property** and rezone the balance of the lands (approximately 2.1 ha) to Residential – Mixed Medium Density with Design Guidelines (R-4A) and Residential – Mixed High Density with Design Guidelines (R-5A) for the proposed residential development and Open Space (O-1) for a proposed park block. The remaining 0.9 ha portion of lands within the Floodway area, adjacent to the creek / storm drain, are proposed to be rezoned Open Space (O-2) (see Map 2).

The effect of the Zone Change application is to facilitate the development of a residential subdivision, which will consist of 12 single detached and 24 semi-detached dwelling units, totalling 36 units. All lots will be accessed from First Street and the extensions of College and Bauman Streets. The development will also include a park block of approximately 0.16 ha (Block 38). **The lands retaining the R-4 zoning, located at the corner of First Street and Union Street (Block 37), are a future development block proposed to be rezoned / developed separately at a later date.**

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 30, 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 also be considered.

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

Draft Plan of Subdivision

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Regional Municipality of Waterloo in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision:

- 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 do so.

Individuals are requested to submit a written outline of any oral submissions made at the Public Meeting to the Township Clerk.

NOTIFICATION: If you wish to be notified of the decision of the Regional Municipality of Waterloo in respect of the proposed plan of subdivision you must make a written request to the Regional Municipality of Waterloo, Attn: David Welwood, Principal Planner, 150 Frederick Street, 8th Floor, Kitchener, Ontario N2G 4J3

For the reason that the Regional Municipality of Waterloo is calling the public meeting, additional information regarding Plan of Subdivision 30T-16701 is available at Planning, Housing and Community Services Department, Regional Municipality of Waterloo, 150 Frederick Street, Kitchener, Monday to Friday between 9:00 a.m. to 4:00 p.m.

The Back

What is a Zone Change?

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 redesignated. The Township then begins the zone change process which is required by law under the Planning Act, 1990.

What is a Subdivision?

Land within a Settlement Area may have the potential to be further developed into lots, blocks and roads. Lands are usually subdivided for residential or industrial subdivisions. If a property owner wishes to develop land in this manner they must apply to the Region of Waterloo and submit a Plan of Subdivision. The Region then begins the subdivision process, which is required by law under the Planning Act, 1990, including circulating the application to the Township to ensure that land issues are addressed.

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 Process

SUBMISSION OF COMMENTS: 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 1-877-969-0094 ext. 6005.

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 application.

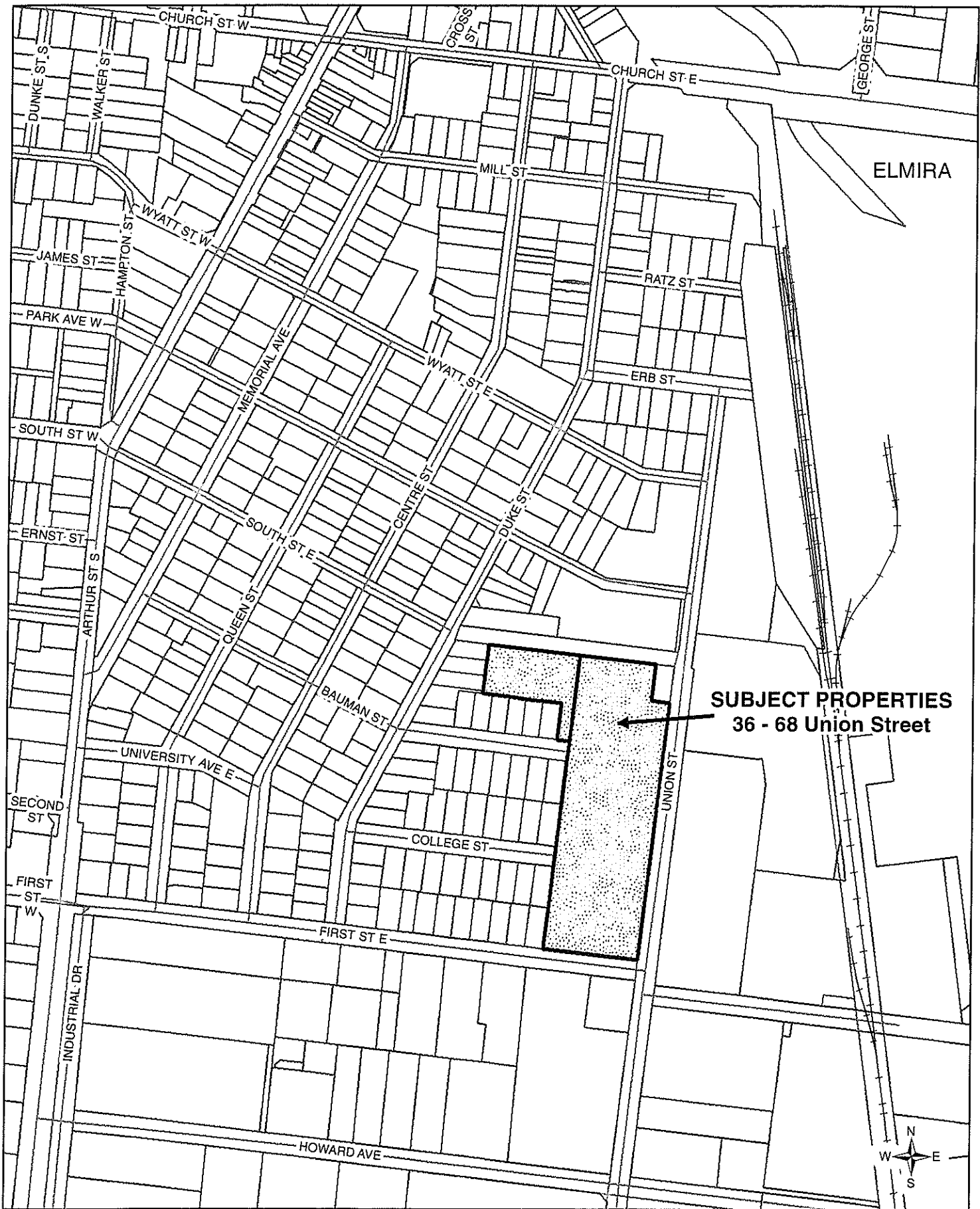
COUNCIL: Council can then approve, refuse, amend or defer the application. If the application is approved then Council passes a By-law once all conditions have been satisfied.

NOTICE OF PASSING/APPEAL PROCESS: When a **By-law** has been passed by Council a Notice of Passing is mailed 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 Ontario Municipal Board.

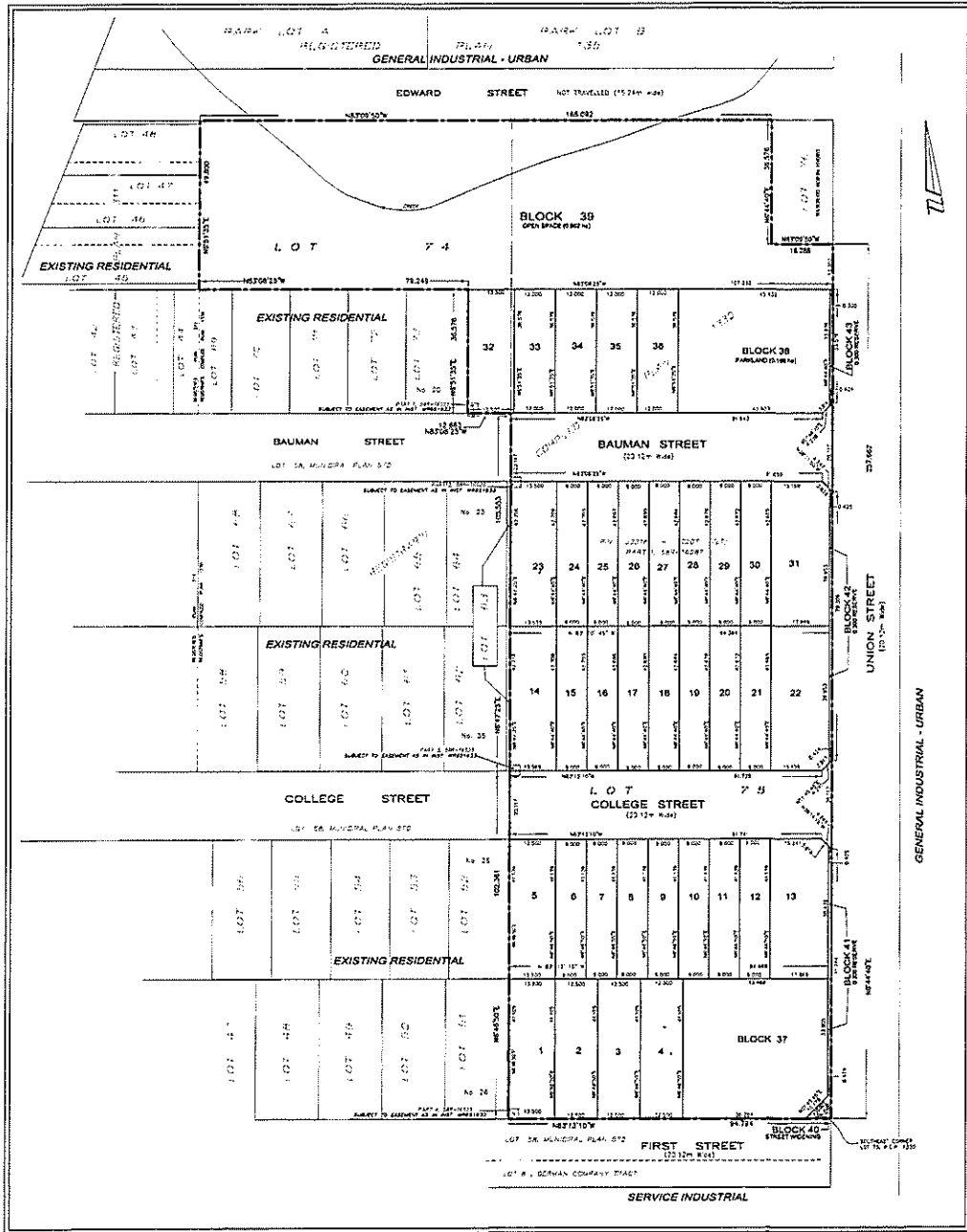
If no appeal is received the Zoning Amendment comes into effect.

Council can support draft approval or refuse the **Subdivision** application. If Township Council supports draft approval it is forwarded to the Regional Municipality of Waterloo.

MAP 1

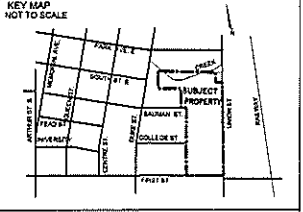


MAP 2



**DRAFT PLAN OF SUBDIVISION
30T/16701
HAWKRIDGE HOMES**

DATE: NOVEMBER 16, 2016 DRAWN BY: O.K.S.
PROJECT No. 17326-06 SCALE: 1:500



**DRAFT PLAN OF SUBDIVISION
OF ALL OF LOTS 74 AND 75
REGISTRAR'S COMPILED PLAN 1330
FORMERLY TOWN OF ELMIRA
TOWNSHIP OF WOOLWICH
REGIONAL MUNICIPALITY OF WATERLOO**

NOTE
1. TOPOGRAPHIC INFORMATION PROVIDED BY VAN HARTEN SURVEYING INC. NOVEMBER 2, 2008

LAND USE SCHEDULE

DESCRIPTION	LOTS/BLKS	UNITS	AREA (ha)
Open Space	1, 2, 3, 14, 23, 33-36	17	0.800
Single Detached	4, 5, 15, 16, 17, 18, 21	24	1.022
Multi-Residential	27	1	0.175
Public Development	37	1	0.140
Industrial	38	1	0.140
Office	39	1	0.300
Warehouse	40	1	0.300
Other	41-43	1	0.300
TOTAL		36	3.274

ADDITIONAL INFORMATION
(UNDER SECTION 2(1) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLASSES 1, 2 & 3.2 OF THE A/E AS SHOWN ON DRAFT PLAN
1. Name of the Project: HAWKRIDGE HOMES
2. Manager Name: O.K.S.
3. Manager Title: Surveyor
4. Date of Issue: 11/16/2016
5. Expiration Date: 11/16/2017
6. Description of Lots: LOTS 74 AND 75 OF REGISTRAR'S COMPILED PLAN 1330 (DESIGNATED AS PARTS 1 TO 4 PLANNING 1623 SUBJECT TO AN EASEMENT) REGISTERED AS AN EASEMENT (PLAN 162)

OWNER'S CERTIFICATE
I, HAWK RIDGE HOMES INC, being the owner of the land shown on this plan do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

Signed: [Signature] Date: 9/1/19

SURVEYOR'S CERTIFICATE
I, [Signature], being a duly qualified and licensed Surveyor under the Survey Act, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

Signed: [Signature] Date: 11/16/2016

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

110 HURON STREET, 1ST FLOOR, ROOM 404
DURHAM, ONTARIO M9H 2T3
PHONE: 905-276-1173
FAX: 905-276-1172
WWW.VANHARTENSURVEYING.COM

1400 SHEPPARD AVENUE EAST, SUITE 105
MARKHAM, ONTARIO L3R 9V5
PHONE: 905-477-1173
FAX: 905-477-1172
WWW.VANHARTENSURVEYING.COM

Drawn by: O.K.S. Checked by: J.E.P. Project No: 17326-06
Map No: 30T/16701
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