



THE TOWNSHIP OF
WOOLWICH

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**SCOPED OFFICIAL PLAN REVIEW
NOTICE OF PUBLIC MEETING**

**Public Meeting
Tuesday, August 25, 2020 at 7 pm**

Please note this will be a virtual meeting only and public attendance at the Township offices will not be permitted. Below is information on how you can submit comments, view or participate in the meeting. You may also contact the Planning staff by sending an email to planning@woolwich.ca or by phone at 519-669-6040 if you have any questions.

HOW TO PARTICIPATE

As in-person meetings are not an option at this time, you can view or participate in the Public Meeting as follows:

- view the Public Meeting / Committee of the Whole meeting livestream on the Woolwich Township Youtube channel at the following link
<https://www.youtube.com/channel/UCOnLIF3Srk2gLEBjkq8pIMQ> OR
- participate in the Public Meeting by **REGISTERING** with the Deputy Clerk on or before 4:30 pm on Thursday August 20, 2020. To register please:
 - email jsmith@woolwich.ca or phone 519-669-6010; or
 - visit www.woolwich.ca/delegations for more information on speaking before Council and to register through the online delegation request form.
- When registering you must provide your name, phone number, email and the application number you would like to comment on. Once you are registered the Deputy Clerk will forward information on how to connect to the Zoom meeting (i.e. zoom Wi-Fi login or conference call number).

If you are concerned that you do not have access to phone or internet or are otherwise concerned about the reliability of your signal please ensure that you submit written comments, see instructions below. Written comments do not negate your opportunity to also speak at the Public Meeting but do ensure your voice is heard should your electronic connection to the meeting not work.

If you are unsure whether or not you would like to speak at the meeting but want to listen and have the option to comment on a particular application, please register with the Deputy Clerk (see above information). You will not be required to speak if you do not want to.

The Township of Woolwich will hold a Public Meeting, under Sections 17 and 34 of the Planning Act, to consider an Official Plan Amendment as part of the Township Scoped Official Plan review. The changes are scoped to bring the plan into conformity with the Provincial and Regional policies. Details of this review are as follow.

Township Council adopted the current Official Plan in 2000, which was approved by the Region in 2002. Since that time, the Province made significant changes to its planning policies and legislation with the approval of the following:

- 2005 Provincial Policies Statement (PPS), which was further amended in 2014,
- 2006 Planning Act, which was further amended in 2019, and
- 2006 A Place to Grow (P2G), which was further amended in 2017 and 2019.

The current 2020 PPS:

- Provide greater protection of prime agricultural areas and support and enhances the long-term viability and sustainability of farming and the agri-food network,
- Promote intensification in the existing urban areas,
- Address the conversion of land within employment areas,
- Promote alternative energy and conservation of existing energy sources, and
- Provide stronger policies to protect environmental features and resources.

The Planning Act changes

- Allow municipalities to request various studies and pre-consultation requirements that would form a 'complete application' as part of the development approval process,
- Reduce planning decision timelines,
- Prohibit appeals in the context of private amendments to expand an urban boundary or remove any land from an area of employment,
- Allow municipalities to incorporate certain building design controls as part of the Site Plan Approval process,
- Make it easier to create additional accessory residential units, such as above garages and in basements,
- Increase the certainty and predictability of the planning system and help build housing, including affordable housing near transit areas,
- Modify the process and structure (from Ontario Municipal Board to Local Planning Appeal Tribunal) for adjudicating planning application appeals, and
- Allow the Local Planning Appeal Tribunal to make decisions based on the best planning outcome.

The current 2019 P2G:

- Planning for complete communities where one can live, work, shop and recreate,
- Provide for transit-oriented development and 'walkable' communities, with less dependency on the automobile,
- Require expansion of settlement areas primarily through a municipal comprehensive review,
- Provide greater protection of employment areas and consider requests, through a municipal comprehensive review, the conversion of employment lands,
- The potential identification of Provincially Significant Employment Zones,
- Meet prescribed density targets and managing forecasted growth through intensification within existing built-up areas, Greenfield areas, and growth centers (i.e. downtowns),
- Reduce the need for urban area expansion by placing greater focus on intensification within existing built-up areas in a compact and efficient form, and
- Protect, conserve and enhance the valuable natural resources of lands, air and water.

In 2015 the Region approved their new Official Plan (ROP) to conform to the Provincial Policies and legislation in effect at that time. The Region is currently undertaking a municipal comprehensive review of the 2015 ROP to bring it into conformity with Provincial policies.

Similarly, the Township is completing a scoped Official Plan review to bring the Plan into conformity with the current PPS, Planning Act and Places to Grow, as well as the ROP, where it does not conflict with Provincial policy and legislation. In addition, the Township is proposing minor site-specific and housekeeping changes. A draft copy of the proposed new Township Official Plan can be viewed or obtained as follows:

View / print the information from the Township webpage at www.woolwich.ca. Select Ongoing Planning Items / Scoped Official Plan Review;

Schedule an appointment to view the documents at the Township Administration building located at 24 Church Street West, Elmira weekdays between 8:30 am and 4:30 pm. To schedule an appointment please call 519-669-6040 or email planning@woolwich.ca; or

Obtain a copy of the Information Report at the Public Meeting which will include a summary of the proposed changes.

An information report will be available at the Public Meeting to provide a brief summary of the proposed changes. As the Official Plan amendment will apply to all lands within the municipal boundary of the Township of Woolwich a location map is not included.

Public Open Houses to present this information and answer questions from the public were held on March 3, 2020 in Breslau and March 12, 2020 in Elmira.

Please be advised that Notice of the Public Meeting does not indicate whether the Township is in support of, or in opposition to the proposal. That determination will be made at a later date.

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 presentations in favour of and/or in opposition to the proposed Official Plan amendment.

APPEAL RIGHTS

TAKE NOTICE that if a person or public body would otherwise have an ability to appeal the decision of the Township of Woolwich or the Regional Municipality of Waterloo to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Woolwich before the by-law is passed, or the Official Plan Amendment is adopted the person or public body is not entitled to appeal the decision.

AND TAKE NOTICE that if a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Woolwich or the Regional Municipality of Waterloo before the by-law is passed or the 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 Tribunal, there are reasonable grounds to add the person or public body as a party.

SUBMITTING COMMENTS / NOTIFICATION

If you are not available for the virtual meeting, you can express your concerns/comments about the proposed change in writing to the Township of Woolwich. Any comments received on or before August 18, 2020 (Note that this date is before the public meeting) will be included in a report prepared by Development 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 but will not be included in the Information Report available at the Public Meeting.

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. 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. Questions about this collection should be directed to the Records and Freedom of Information Officer at 519-669-1647 or 1-877-969-0094 ext. 6005.

Should you wish to be notified of future meetings and reports regarding this application, please:

- submit a written request, noting that you wish to be kept informed, to the Township of Woolwich, Development Services, 24 Church Street West, Box 158, Elmira, Ontario N3B 2Z6; or
- email your request noting that you wish to be kept informed to planning@woolwich.ca

Questions or written submissions may be directed to:

Jeremy Vink, Manager of Planning
Email – jvink@woolwich.ca
Phone – 519-669-6038 / 1-877-969-0094 ext. 6038

Township of Woolwich
Development Services Department
Box 158
24 Church Street West
Elmira, ON
N3B 2Z6

Dated at the Township of Woolwich this 16th day of July 2020.