

## NOTICE OF OPEN HOUSE AND PUBLIC MEETING DRAFT OFFICIAL PLAN AMENDMENT OPA 05

The Township of Wainfleet has initiated an amendment to the Township's Official Plan to Amend Section 8 (Implementation), in part to provide a framework in addressing recent legislative changes to the *Planning Act*.

**TAKE NOTICE THAT** the Corporation of the Township of Wainfleet will hold an **Open House** in which staff will present the draft amendment and answer questions on:

**Wednesday April 24, 2024**  
From 4:00 p.m. to 6:00 p.m. in the  
Council Chambers, Township of Wainfleet  
31940 Highway #3, Wainfleet, ON L0S 1V0

**TAKE NOTICE THAT** the Corporation of the Township of Wainfleet will hold a **Public Meeting** to consider a proposed amendment to the Township's Official Plan under Section 17 of the *Planning Act* on:

**Tuesday April 30, 2024**  
At 6:30 p.m. in the  
Council Chambers, Township of Wainfleet  
31940 Highway #3, Wainfleet, ON L0S 1V0

The meeting will be live streamed and can be accessed from the Township's website at <https://calendar.wainfleet.ca/meetings>

### **PURPOSE & EFFECT OF THE PROPOSED AMENDMENT**

A number of changes are proposed to Section 8 (Implementation) of the Official Plan. These changes are, in part, to address recent changes to the Planning Act (Bill 109 An Act to amend various statutes with respect to housing, development and various other matters).

The draft amendment proposes to:

- Amend Section 8.3 (Site Plan Control) to update the list of exemptions from site plan control along with updated numbering and minor administrative changes;
- Add policies to Section 8.3 (Site Plan Control), to formalize the delegation of site plan approval (drawings and agreements) to the Manager of Community and Development Services or their designate;
- Amend Section 8.7 (Pre-Consultation Policies) with respect to Pre-Consultation policies, with the goal of encouraging proper pre-consultation and pre-submission of complete applications;
- Amend Section 8.8 (Complete Application Policies) requiring the submission and efficient processing of complete applications, minor administrative changes are proposed; and
- Add policies to Section 8.8 (Complete Application Policies) with respect to Site Plan Approval requiring compliance with the Township's Site Plan Control by-law and policies regarding deeming Planning Act applications complete.

### **PURPOSE OF THE PUBLIC MEETING**

The purpose of the public meeting is to provide more information about the applications and an opportunity for public input. No recommendations are provided at the Open House or Public Meeting and Township Council will not be making any decision at the public meeting. A recommendation report will be prepared and presented at a subsequent meeting of Township Council.

Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment. Please note that all submissions, including personal information, will become part of the public record and may be publicly released. The public meeting will also be live-streamed through the Township's Youtube page. Written comments are encouraged and can be submitted by email to [planning@wainfleet.ca](mailto:planning@wainfleet.ca), personal delivery to the Township Office at 31940 Highway #3, Wainfleet or regular mail to P.O. Box 40, Wainfleet ON L0S 1V0, to the attention of Lindsay Earl, Manager of Community & Development Services. The public commenting period will close at the conclusion of the public meeting.

If you require any accommodations to participate in the public meeting, please contact Lindsay Earl, Manager of Community & Development Services at 905-899-3463 ext. 288 or [planning@wainfleet.ca](mailto:planning@wainfleet.ca)

### **NOTES REGARDING YOUR RIGHTS**

If a person or public body would otherwise have an ability to appeal the decision of the Township of Wainfleet to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Wainfleet before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Wainfleet 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Any personal information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 and may be used in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The Township of Wainfleet collects this information for the purposes of making informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Land Tribunal hearing. Information collected, used and disclosed is in accordance the Municipal Freedom of Information and Protection of Privacy Act. Questions about this collection and disclosure should be directed to the Planning Department at 905-899-3463 ext. 225 or [planning@wainfleet.ca](mailto:planning@wainfleet.ca).

If you wish to be notified of the decision of the Township of Wainfleet in respect of the proposed amendment, you must make a written request to Amber Chrastina, Deputy Clerk of the Township of Wainfleet, at [achrastina@wainfleet.ca](mailto:achrastina@wainfleet.ca) or personal delivery to the Township Office at 31940 Highway #3, Wainfleet or regular mail to P.O. Box 40, Wainfleet ON L0S 1V0. Please quote file number OPA 05.

### **ADDITIONAL INFORMATION**

Information regarding the proposed amendment is available on Township's website at <https://www.wainfleet.ca/en/build-and-invest/public-notices.aspx> or can be viewed at the Township Municipal Office via appointment. Any person requiring further information or clarification on the draft amendment or to arrange an appointment should contact Lindsay Earl, Manager of Community & Development Services at 905-899-3463 ext. 288 or [learl@wainfleet.ca](mailto:learl@wainfleet.ca).

A public information report regarding the proposed amendment will be published in the Council meeting agenda package on Friday April 26, 2024 and made available on the Township's website at <https://calendar.wainfleet.ca/meetings>.

Dated at the Township of Wainfleet this 10<sup>th</sup> day of April, 2024.