

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

TAKE NOTICE THAT the Corporation of the Township of Wainfleet has received an application for a Draft Plan of Subdivision for the property described below from Upper Canada Consultants on behalf of Pols Enterprises Ltd. The application was deemed to be complete on November 30, 2022 in accordance with subsections 51(17) and (18) of the Planning Act and has been assigned File No. P01/2022W.

TAKE NOTICE THAT the Corporation of the Township of Wainfleet has received an application to amend Zoning By-law No. 581-78, as amended, for the property described below from Upper Canada Consultants on behalf of Pols Enterprises Ltd. The application was deemed to be complete on November 30, 2022 in accordance with subsections 34(10) of the Planning Act and has been assigned File No. Z07/2022W.

TAKE NOTICE THAT the Corporation of the Township of Wainfleet will hold a public meeting for both files on:

February 7th, 2023 at 7:00 p.m.
Council Chambers, 31940 Highway #3, Wainfleet ON L0S 1V0

SUBJECT LANDS

The subject lands are located on the northwest corner of Highway #3 and Zion Road and are known municipally as 53814 Zion Road. The subject lands are vacant and are shown on the attached key map.

THE PURPOSE & EFFECT OF THE APPLICATIONS

The Draft Plan of Subdivision proposes six (6) lots for single detached dwellings and one (1) block for an Environmental Protection Area. The proposal encompasses an area of 4.63 hectares.

The Zoning By-law Amendment proposes to rezone the subject lands from Development – D and Hazard – H to Residential – R1-359, Environmental Protection and Hazard - H under Zoning By-law 581-78. Exception 359 permits a minimum lot frontage of 27 metres.

In support of the applications, the following documents/studies, which are presently undergoing technical review, were submitted:

- Draft Plan of Subdivision prepared by Upper Canada Consultants (November 2021);
- Environmental Impact Study prepared by LCA Environmental Consultants (January 2022);
- Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd. (July 2021);
- Functional Servicing Brief prepared by Upper Canada Consultants (November 2022);
- Hydrogeological Assessment prepared by Terra-Dynamics Consulting Inc. (October 2021);
- Planning Justification Report prepared by Upper Canada Consultants (April 2022);
- Site Grading Plan prepared by Upper Canada Consultants (November 2022);
- Stage 1-2 Archaeological Assessment prepared by Detritus Consulting Ltd. (September 2022).

PURPOSE OF THE MEETING

The purpose of the meeting is to provide more information about the applications and an opportunity for public input. No recommendations are provided at the public meeting and Township Council will not be making any decisions at this meeting. A recommendation report will be prepared and presented at a subsequent meeting of Township Council following a full review of the applications.

Any person may make written or verbal representation either in support of or in opposition to the proposed Draft Plan of Subdivision and/or Zoning By-law Amendment. Please note that all submissions, including personal information, will become part of the public record and may be publicly released. Written comments are encouraged and can be submitted by email to 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 Sarah Ivins, Planner. The public commenting period closes at the end of the Public Meeting.

If you require any accommodations to participate in the Public Meeting, please contact Sarah Ivins, Planner, at 905-899-3463 ext. 225 or planning@wainfleet.ca.

NOTES REGARDING YOUR RIGHTS

If a person or public body does not make oral submissions at the public meeting and/or make written submission to the Township of Wainfleet regarding the proposed Draft Plan of Subdivision or Zoning By-law Amendment before the approval authority gives or refuses to give approval to the applications, the person or public body is not entitled to appeal the decisions of the Township of Wainfleet to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at the public meeting and/or make written

submissions to the Township of Wainfleet regarding the proposed Draft Plan of Subdivision or Zoning By-law Amendment before the approval authority gives or refuses to give approval to the applications, 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 do so.

If you wish to be notified of the decision of the Corporation of the Township of Wainfleet in respect of the proposed applications, you must make a written request to the Deputy Clerk of the Township of Wainfleet at the address noted below and quote the appropriate file number(s).

ADDITIONAL INFORMATION

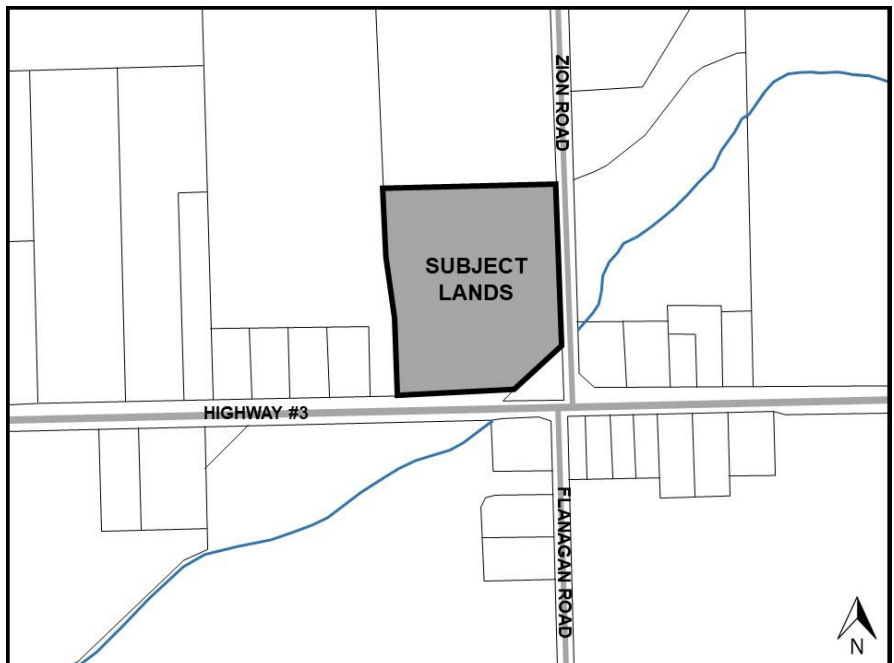
Information regarding the proposed applications is available on Township's website at www.wainfleet.ca/publicnotices or can be viewed at the Township Municipal Office via appointment. Any person wishing further information or clarification on the application or to arrange an appointment to inspect the application should contact Sarah Ivins, Planner, at 905-899-3463 ext. 225 or planning@wainfleet.ca.

A public information report regarding the proposed applications has been posted on the Township's website and will be published in the Council meeting agenda package on February 3, 2023 and made available on the Township's website at <https://calendar.wainfleet.ca/meetings>.

Dated at the Township of Wainfleet
this 14th day of December, 2022.

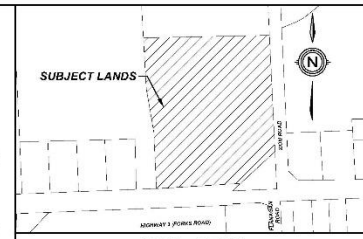
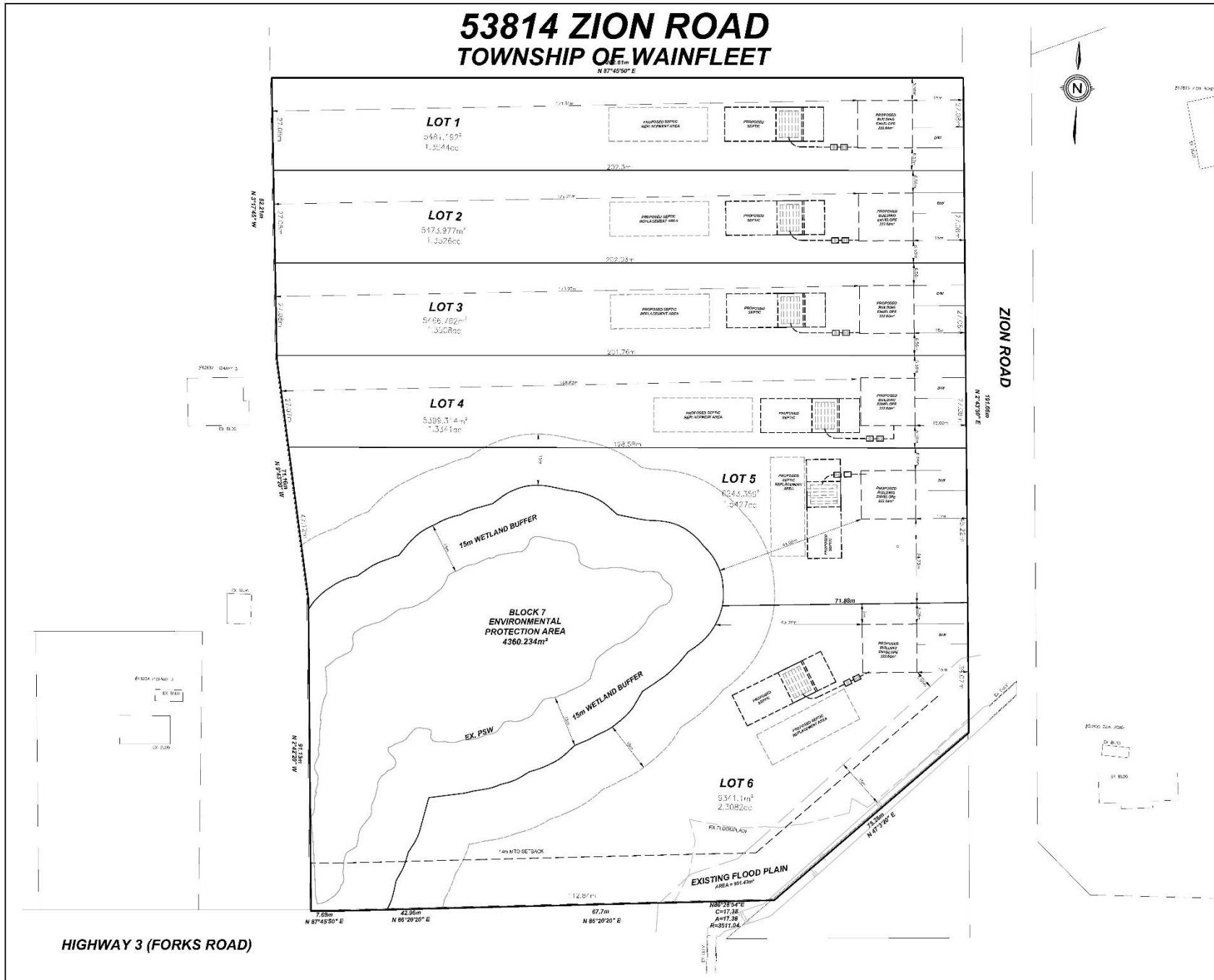
Meredith Kirkham, Deputy Clerk
Township of Wainfleet
31940 Highway #3
P.O. Box 40
Wainfleet, ON
L0S 1V0
905-899-3463 ext. 275
mkirkham@wainfleet.ca

File No. P01/2022W
File No. Z07/2022W
(Pols Enterprises Ltd.)



PROPOSED DRAFT PLAN OF SUBDIVISION

53814 ZION ROAD
TOWNSHIP OF WAINFLEET
N 87°45'50" E



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 38
 CONCESSION 5
 TOWNSHIP OF WAINFLEET
 REGIONAL MUNICIPALITY OF NIAGARA

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY AUTHORIZE UPPER CANADA CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWNSHIP OF WAINFLEET FOR APPROVAL.

[Signature]
 2021.09.23
 POLS ENTERPRISE LTD. (RON POLS) DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

[Signature]
 2021.09.23
 CHAMBERS AND ASSOCIATES SURVEYING LTD. DATE

REQUIREMENTS OF SECTION 51(17)

OF THE PLANNING ACT

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE PLAN
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) SEE PLAN
- i) SILTY SAND
- j) SEE PLAN
- k) FULL SERVICE
- l) SEE PLAN

ZONING MATRIX

PROVISION	ZONING (RH)	PROVIDED
MINIMUM LOT AREA	4000m ²	4363m ²
MAX LOT COVERAGE	25	3.20%
MIN LOT FRONTAGE	40m	(27.86m)
MIN FRONT YARD	15m	15m
MIN EXTERIOR SIDE YARD	15m	N/A
MIN INTERIOR SIDE YARD	3m	6.00m
MIN REAR YARD	15m	43.00m
MAX HEIGHT	8m	9m

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE DWELLING RESIDENTIAL	LOT 1-6	6	3,740.8	81
ENVIRONMENTAL PROTECTION	BLOCK 7		0.8932	19
TOTAL		6	4,633.8	100.00

DEVELOPABLE AREA = 3,740.8ha
 DEVELOPABLE DENSITY = 1.60 units/ha

REVISION	DATE	INIT	
0	ISSUED FOR DRAFT PLAN APPLICATION	2021-11-5	
#			



DRAWING TITLE	DRAFTING	AV
DRAFT PLAN OF SUBDIVISION	DATE	NOVEMBER 5, 2021
	PRINTED	NOVEMBER 5, 2021
	SCALE	1:500
DWG. No.	REV	
2125_DP	0	

PROPOSED ZONING BY-LAW AMENDMENT

