



## THE CORPORATION OF THE TOWNSHIP OF WAINFLEET

### NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING ZONING BY-LAW AMENDMENT

**TAKE NOTICE** that the Corporation of the Township of Wainfleet has received an application to amend Zoning By-law No. 034-2014, as amended, from LandPRO Planning Solutions Inc. (Agent) on behalf of Victor Samuel (Owner) for the property described below. The application has been assigned File No. Z07/2021W.

**TAKE NOTICE THAT** the Corporation of the Township of Wainfleet will hold a Public Meeting for this application on:

October 26, 2021 at 7:00 p.m.  
Electronic Meeting

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

#### **SUBJECT LANDS**

The subject lands are located on the south side of Willford Road, between Misener Road and Regional Road 24 and are known municipally as 52149 Willford Road. The subject lands are shown on the attached location map.

#### **PURPOSE & EFFECT OF APPLICATION**

The purpose of the proposed Zoning By-law Amendment application is to rezone Part 2 of the subject lands from the current Agricultural – A2 zone to an Agricultural – A2-1 zone for "Agricultural Purposes Only" to prohibit dwellings and to an Agricultural – A2-71 zone to recognize a reduced lot area of 19.2 hectares where 40 hectares is required.

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

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

Any person may attend the Public Meeting and/or make written or verbal representation either in support or in opposition to the proposed Zoning By-law Amendment. Due to COVID-19 restrictions on public gatherings and the capacity of Council Chambers, the public meeting will be held electronically via Zoom and will be live-streamed through the Township's [Youtube](#) page. Members of the public are encouraged to submit written comments to the Deputy Clerk. Members of the public who wish to speak before Council must register with the Deputy Clerk no later than noon on Friday October 22<sup>nd</sup>, 2021 and must have a computer or mobile device to access the Zoom meeting.

Personal information and all comments will become part of the public record and will be made available to the public and used by members of Council and Township staff.

#### **OTHER APPLICATIONS**

The subject lands are the subject of an application for consent to sever (File B10/2021W), which will be heard by the Committee of Adjustment on October 20<sup>th</sup>, 2021 at 4:45 p.m. in Council Chambers. Application is made for consent to sever Part 1 (1.22 hectares) as a surplus farm dwelling and retain Part 2 (19.2 hectares) for continued agricultural use.

#### **NOTES REGARDING YOUR RIGHTS**

If a person or public body does not make oral submissions at the Public Meeting or make written submissions to the Township regarding the proposed Zoning By-law Amendment before the approval authority gives or refuses to give approval to the application, the person or public body is not entitled to appeal the decision of the Township to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at the Public Meeting, or make written submissions to the Township regarding the proposed Zoning By-law Amendment before the approval authority gives or refuses to give approval to the application, 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 Zoning By-law Amendment application, 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 amendment is available on Township’s website at [www.wainfleet.ca/publicnotices](http://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](mailto:planning@wainfleet.ca). A public information report regarding the proposed amendment has been posted on the Township’s website and will be published in the Council meeting agenda package.

Dated at the Township of Wainfleet this 22<sup>nd</sup> day of September, 2021.

Meredith Ciuffetelli, Deputy Clerk  
Township of Wainfleet  
31940 Highway #3, P.O. Box 40 Wainfleet, ON L0S 1V0  
905-899-3463 ext. 223 or [mciuffetelli@wainfleet.ca](mailto:mciuffetelli@wainfleet.ca)

File No. Z07/2021W (Samuel)

**SUBJECT LANDS**

