

PUBLIC MEETING INFORMATION REPORT

Public Meeting: Tuesday October 26th, 2021 at 7:00 p.m. (Electronic Meeting)
File No.: Z07/2021W
Applicant: Victor Samuel (LandPRO Planning Solutions Inc. – Agent)
Subject Property: 52149 Willford Road (Part Lot 21, Concession 5)

Purpose of a Public Meeting

The purpose of the meeting is to provide 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 by staff 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 22nd, 2021 and must have a computer or mobile device to access the Zoom meeting.

As a member of the public, you are welcome to request to be notified of any future public or Council meetings regarding this matter. Please contact the Deputy Clerk at mciuffetelli@wainfleet.ca.

Property Information

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 in Schedule "A". The property is 20.42 hectares in size and is currently being used for residential and agricultural purposes. The surrounding land uses include residential and agricultural – an aerial photograph is attached as Schedule "B".

The property is the subject of a severance application (File B10/2021W), which will be considered by the Committee of Adjustment at on October 20th, 2021 at 4:45 p.m. in Council Chambers. Application is made for the consent to sever Part 1 (1.22 hectares) as a surplus farm dwelling and to retain Part 2 (19.2 hectares) for continued agricultural use. The severance sketch is attached as Schedule "C".

The subject lands are designated as Good General Agriculture Area in the Regional Official Plan, designated as Agricultural Area and Environmental Conservation Area in the Township Official Plan and zoned Agricultural – A2 with an Environmental Conservation Overlay under Zoning By-law 034-2014.

Application Details

The Zoning By-law Amendment proposes to rezone Part 2 of the subject property from Agricultural – A2 to an Agricultural – A2-1 zone 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, while maintaining the Environmental Conservation Overlay.

Consultation

In accordance with the *Planning Act*, a Notice of Public Meeting was mailed to all landowners within 120m of the subject property on September 22nd, 2021 and a public notice sign was posted on the subject property. The notice was also posted on the Township's website at www.wainfleet.ca/publicnotices.

The application was circulated to external agencies and internal departments for review and comments on September 22nd, 2021.

Comments received prior to the public meeting will be addressed verbally at the public meeting and any comments received after the public meeting will be addressed in the staff report.

Next Steps

A planning report regarding a complete review of the proposed amendment will be brought forward by staff and considered by Council at a later date.

If a person or public body does not make oral submissions at the public meeting or make written submission to the Township of Wainfleet 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 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 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 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).

Contact

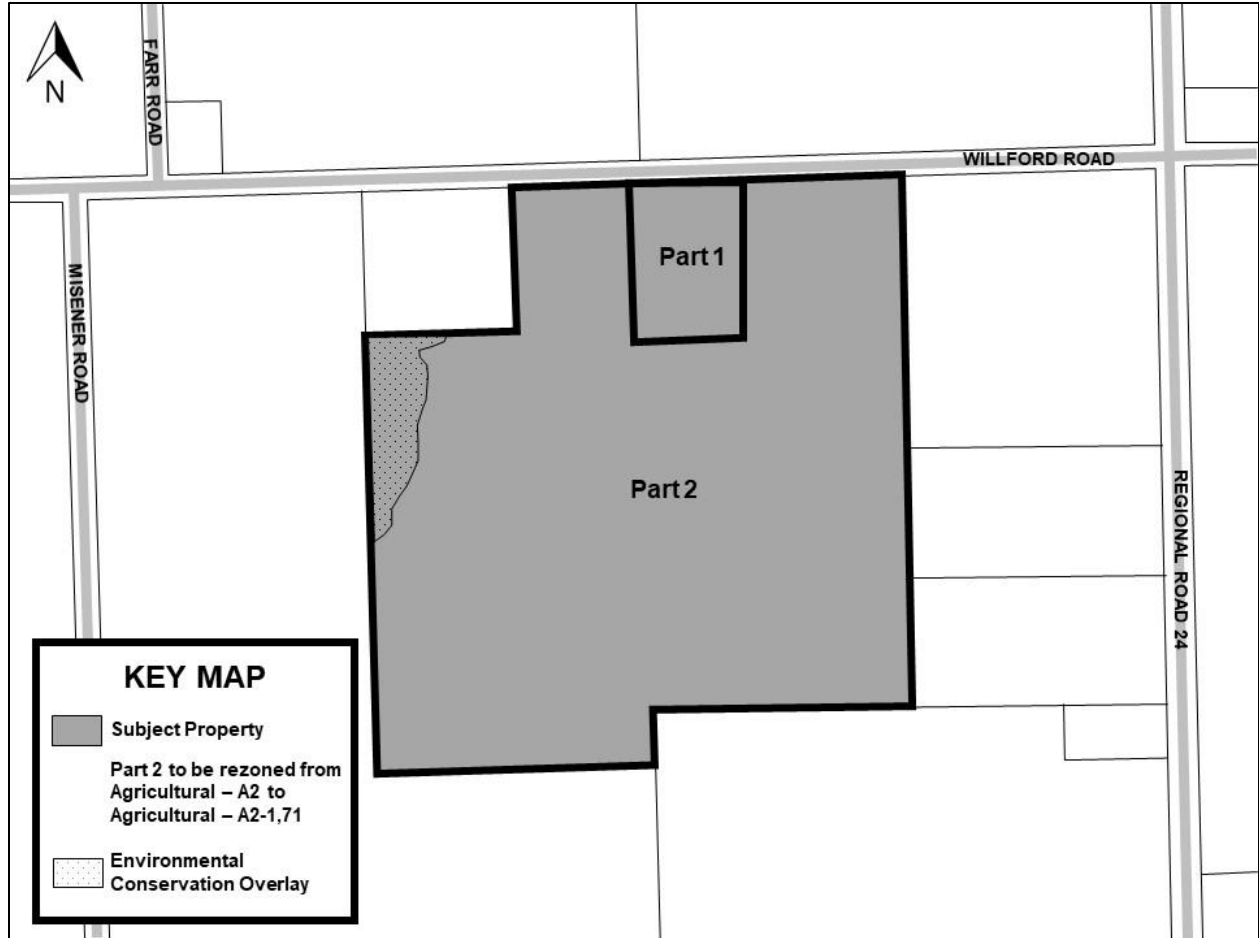
For further information regarding the proposed amendment please contact Sarah Ivins, Planner, at 905-899-3463 ext. 225 or planning@wainfleet.ca.

To submit written comments or to request to be notified of the decision, please contact the Deputy Clerk at mciuffetelli@wainfleet.ca.

Attachments

Schedule "A" – Location Map
Schedule "B" – Aerial Photograph
Schedule "C" – Severance Sketch

Schedule "A" – Location Map



Proposed Zoning By-law Amendment Application

Z07/2021W

Victor Samuel

LandPRO Planning Solutions Inc. (Agent)

52149 Willford Road
Part Lot 21, Concession 5
2714 000 01100102

LOCATION MAP

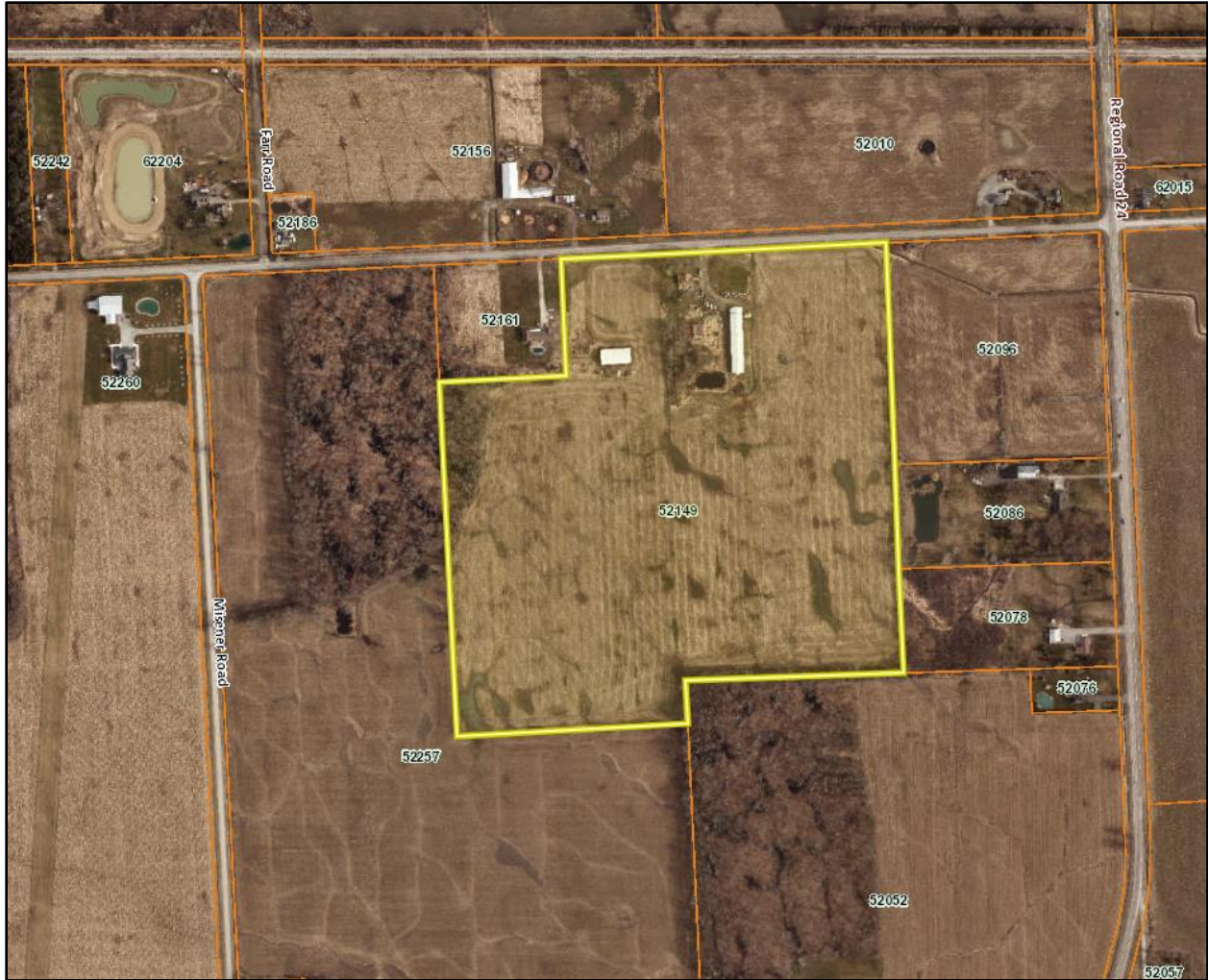
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Schedule "B" – Aerial Photograph



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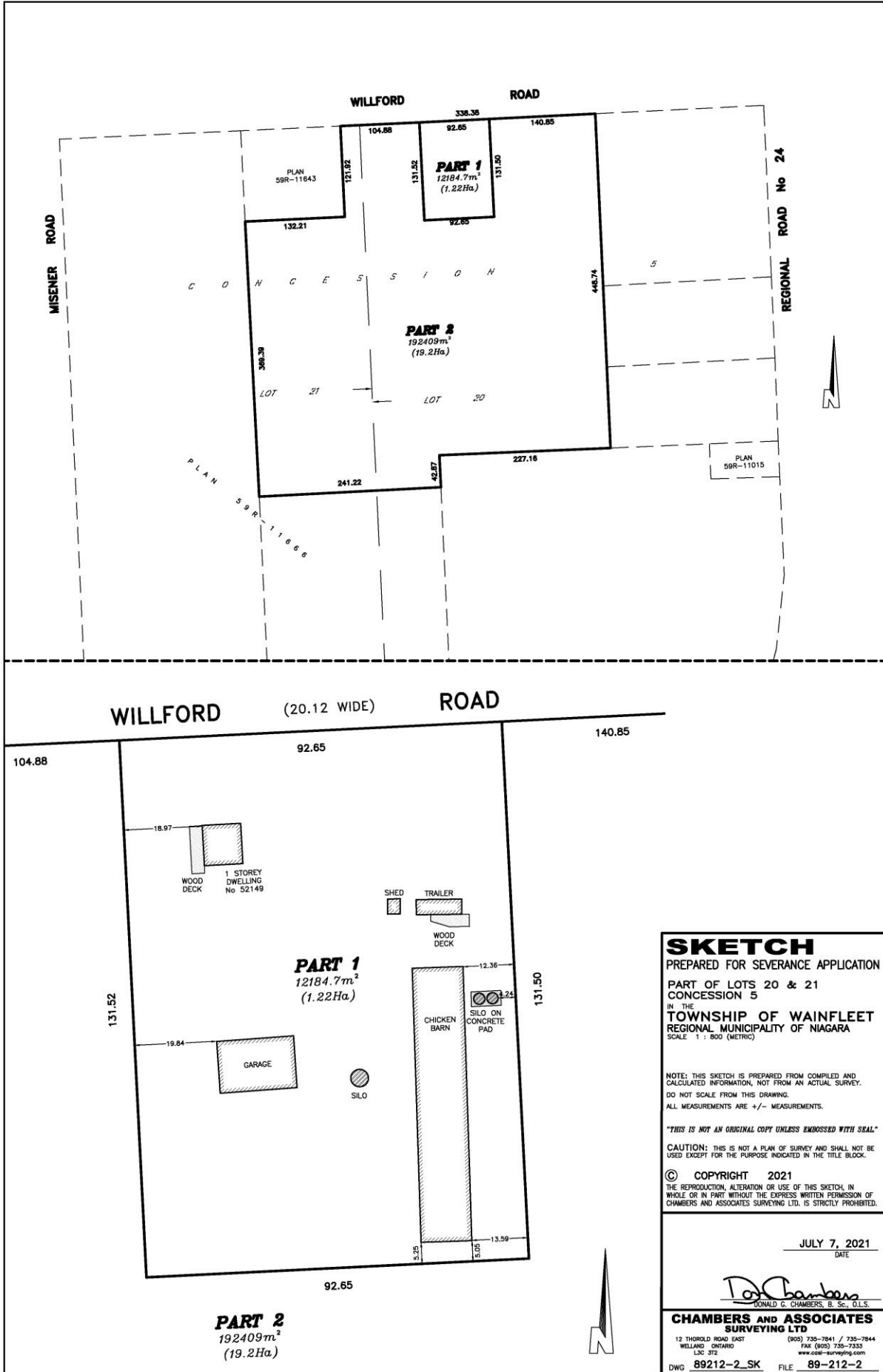
**AERIAL
PHOTOGRAPH**

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Schedule "C" – Severance Sketch



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SEVERANCE SKETCH

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