



PUBLIC MEETING INFORMATION REPORT

Public Meeting: Tuesday November 12th, 2019 at 7:00 p.m. in Council Chambers
File No.: OPA 03 & Z05/2019W
Applicant: Township Initiated
Subject Property: 42143 Highway #3 (Part Lot 20, Concession 4)

Purpose of a Public 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 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 of or in opposition to the proposed Official Plan Amendment and/or Zoning By-law Amendment.

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 provide your contact information on the 'Sign-In' sheet located at the back of Council Chambers. Please be advised that the sign-in information will form part of the public record for these applications.

Property Information

The subject lands are located on the south side of Highway #3 between Misener Road and Regional Road 24 and are known municipally as 42143 Highway #3. The subject lands are partially within the Hamlet of Chambers Corners and are shown in Schedule "A".

The subject lands are designated as Hamlet and Good General Agriculture Area in the Regional Official Plan, designated as Village Commercial and Agricultural Area in the Township Official Plan and zoned Development – D, Hamlet Commercial – C2 under Zoning By-law 581-78 and Agricultural Transition – A1 under Zoning By-law 034-2014.

Application Details

The official plan amendment proposes to redesignate part of the subject property from Village Commercial to Institutional to permit a future joint fire and emergency services facility.

The zoning by-law amendment proposes to rezone part of the subject property from Development – D and Hamlet Commercial – C2 zones to Public - P zone under Bylaw 581-78 to permit a future joint fire and emergency services facility.

The part of the subject lands that is proposed to be redesignated and rezoned is identified in Schedule "B" and represents the area that is within the Hamlet of Chambers Corners. The subject lands contain a single detached dwelling, agricultural building and a pond. The single detached dwelling is to be removed and the agricultural building will be modified to provide storage for the Fire Department.

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

- Joint Fire & Emergency Services Facility Justification Report prepared by Morgan Alcock, Fire Chief (September 2019)
- Topographic Survey prepared by Lanthier & Gilmore Surveying Ltd. (May 2019)
- Geotechnical Investigation prepared by GHD Group Ltd. (September 2019)
- Traffic Brief prepared by Associated Engineering (August 2019)
- Concept Site Plan prepared by Region of Niagara Urban Design Team (October, 2019)

A future site plan application will be required once the building design and site layout have been finalized. A concept plan is attached as Schedule "C".

Consultation

In accordance with the *Planning Act*, a Notice of Public Meeting was mailed to all landowners within 120m of the subject property on October 21st, 2019 and a public notice sign was posted on the subject property on October 21st, 2019. The notice was also posted on the Township's website at <http://wainfleet.ca/planning-public-notices/public-meetings>.

The applications were circulated to external agencies and internal departments for review and comments on October 21st, 2019. The following comments have been received as of writing:

Ministry of Transportation – noted no objection in principle to the proposed amendments to permit the future joint fire and emergency services facility. MTO noted that the subject property is within the permit control area and as such a MTO Building and Land Use Permit is required prior to any grading/construction activity on the site. MTO provided detailed requirements for the future building permit and site plan application submissions.

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 amendments 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 Official Plan Amendment 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 Local Planning Appeal 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 Official Plan Amendment 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 Local Planning Appeal 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 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 amendments please contact Sarah Ivins, Planner, at 905-899-3463 ext. 225 or sivins@wainfleet.ca.

For further information regarding the proposed joint fire and emergency services facility please contact Morgan Alcock, Fire Chief, at 905-899-3463 ext. 274 or firechief@wainfleet.ca.

Attachments

Schedule "A" – Location Map

Schedule "B" – Official Plan Amendment & Zoning By-law Amendment Map

Schedule "C" – Concept Site Plan

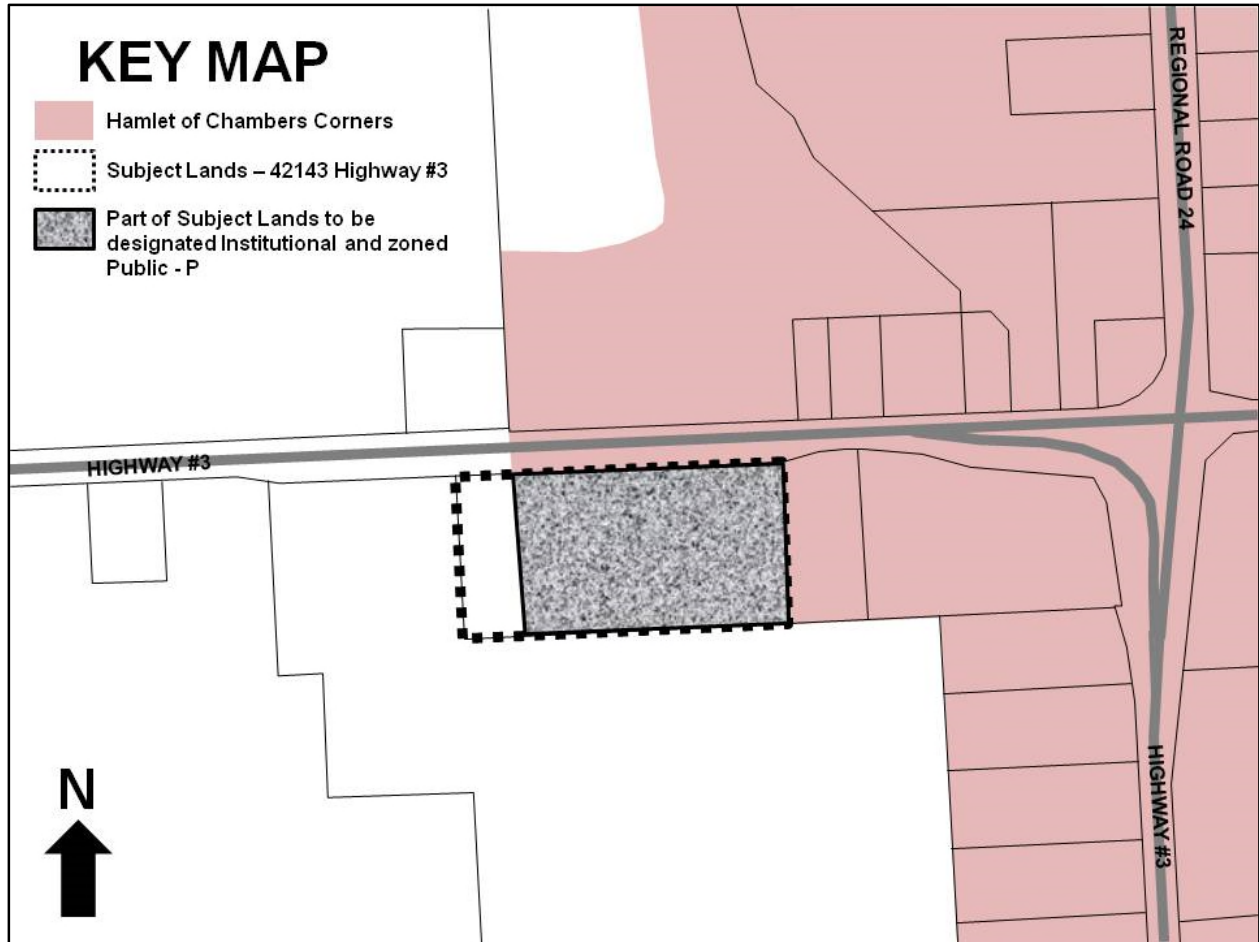
Schedule "A" – Location Map



<p>Official Plan Amendment Application Zoning By-law Amendment Application Township Initiated</p>
<p>42143 Highway #3 Part Lot 20, Concession 4 2714 000 00813900 & 2714 000 00814000</p>

<p>LOCATION MAP</p>
<p>TOWNSHIP OF WAINFLEET <i>Wainfleet - Find your countryside!</i></p>
<p>Date: October 2019</p>
<p>File No.: OPA 03 Z05/2019W</p>

Schedule "B" – Official Plan & Zoning By-law Amendment Map



**Official Plan Amendment Application
Zoning By-law Amendment Application
Township Initiated**

42143 Highway #3
Part Lot 20, Concession 4
2714 000 00813900 & 2714 000 00814000

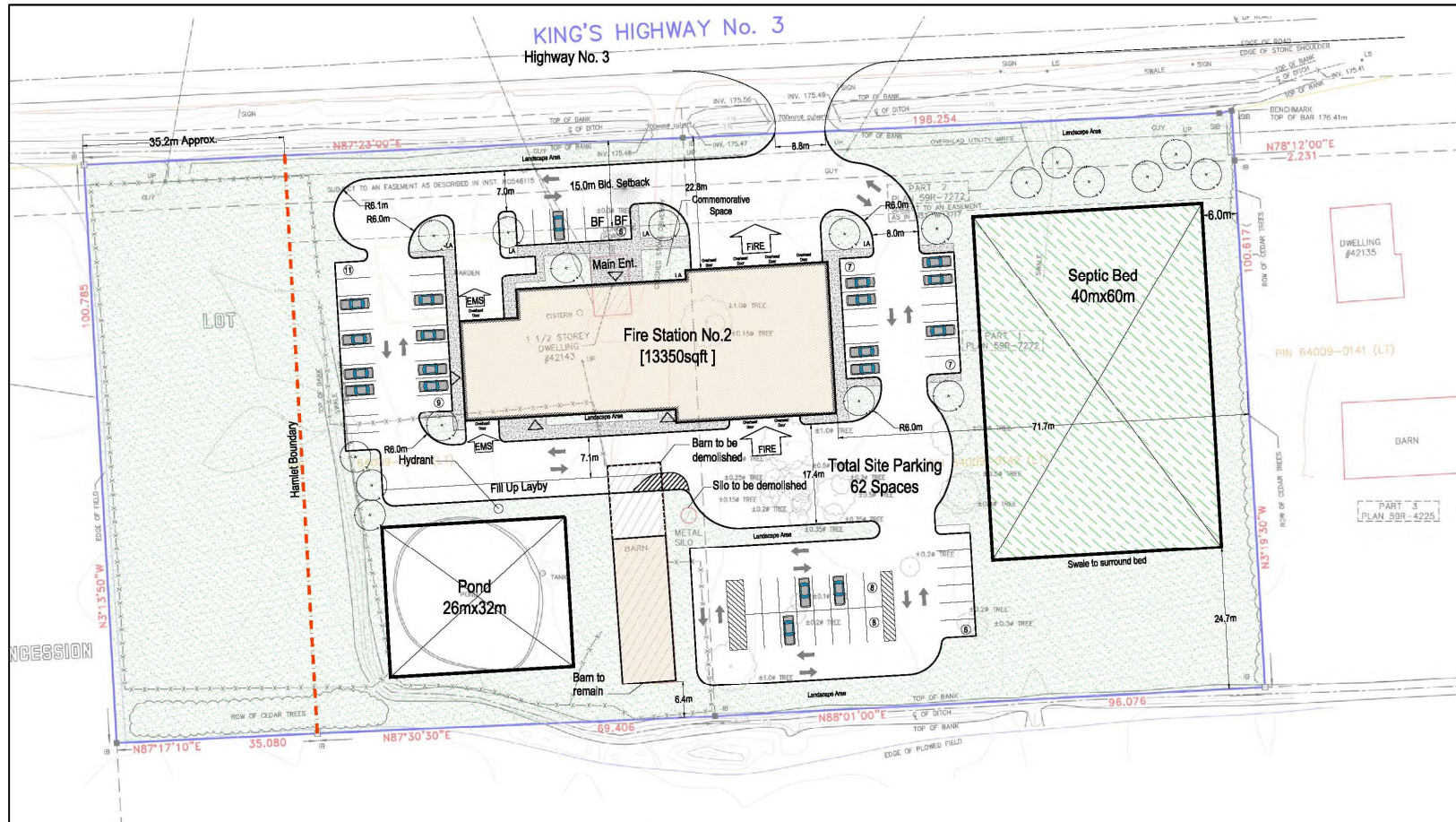
AMENDMENT MAP

**TOWNSHIP OF
WAINFLEET**
Wainfleet - Find your countryside!

Date: October 2019

File No.: OPA 03
Z05/2019W

Schedule "C" – Concept Site Plan



Township of Wainfleet Wainfleet Fire Department EMS Niagara



Scale:
1m:600m

Date:
October 10, 2019

Site Plan for Wainfleet Fire Department
Fire Hall No. 2

DRAFT FOR DISCUSSION ONLY



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**Official Plan Amendment & Zoning By-law Amendment Applications
Township Initiated**

42143 Highway #3
Part Lot 20, Concession 4
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CONCEPT SITE PLAN

TOWNSHIP OF WAINFLEET

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