



## THE CORPORATION OF THE TOWNSHIP OF WAINFLEET

### NOTICE OF PUBLIC MEETING – DRAFT PLAN OF CONDOMINIUM (VACANT LAND) AND ZONING BY-LAW AMENDMENT

**TAKE NOTICE THAT** the Corporation of the Township of Wainfleet has received an application for a Draft Plan of Condominium (Vacant Land) and an amendment to Township of Wainfleet Zoning By-law 034-2014, as amended, from Lakewood Beach Properties Inc. for Lots 16 & 17, Concession 1 within the Township of Wainfleet, as shown on the key map.

**AND THAT** the Corporation of the Township of Wainfleet will hold a Public Meeting on:

March 8, 2017  
At 7:00 p.m. in the  
Council Chambers, Township of Wainfleet  
31940 Highway #3, Wainfleet, ON L0S 1V0

**THE PURPOSE** of the public meeting will be to receive comments from the public and public agencies with respect to the proposed Draft Plan of Condominium (Vacant Land) and the proposed amendment to Zoning By-law 034-2014, as amended, of the Township of Wainfleet, pursuant to the provisions of Sections 34 and 51 of the Planning Act, R.S.O. 1990, Chapter P.13.

The purpose and effect of the Draft Plan of Condominium (Vacant Land), File No. P01-2014, is to consider a request by the applicant to create 42 units of which 41 will be for residential development while one will be vacant and restricted to Open Space uses. The proposal also includes the creation of 10 common element blocks; five blocks for stormwater management/open space, one block for the beach, three blocks for beach access strips and one block for the internal road.

The purpose and effect of the Zoning Bylaw Amendment, File No. Z08-2014, is to consider a request by the applicant to increase the maximum number of permitted units from 35 units to 41 units, to add communal water and wastewater services as permitted uses, to refine the zoning provisions for minimum lot frontage, minimum lot area, maximum lot coverage and regulations for dwelling units and to lift the Holding Zone Provision.

**ANY PERSON** may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Draft Plan of Condominium (Vacant Land) and/or Zoning By-law Amendment.

**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 Draft Plan of Condominium (Vacant Land) or Zoning Bylaw 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 Municipal Board.

**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 Condominium (Vacant Land) or Zoning Bylaw 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 Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**IF YOU WISH TO BE NOTIFIED** of the decision for any or all of the 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).

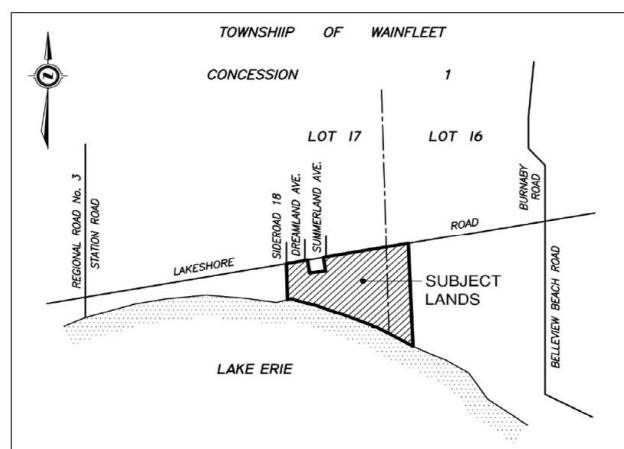
**ADDITIONAL INFORMATION AND MATERIAL** relating to the proposed Draft Plan of Condominium and Zoning By-law Amendment is available at the Township of Wainfleet Municipal Office during regular office hours (8:30 a.m. to 4:30 p.m.) or on the Township of Wainfleet website [www.wainfleet.ca](http://www.wainfleet.ca). For further information contact:

David Riley, Senior Planner  
SGL Planning & Design Inc.  
1547 Bloor Street West  
Toronto, ON M6P 1A5  
Tel: 416-923-6630 Ext. 28  
Email: [driley@sglplanning.ca](mailto:driley@sglplanning.ca)

Dated at the Township of Wainfleet  
this 9<sup>th</sup> day of February, 2017.

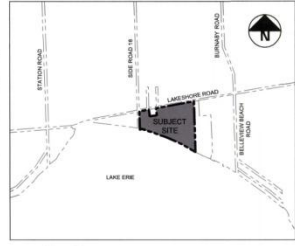
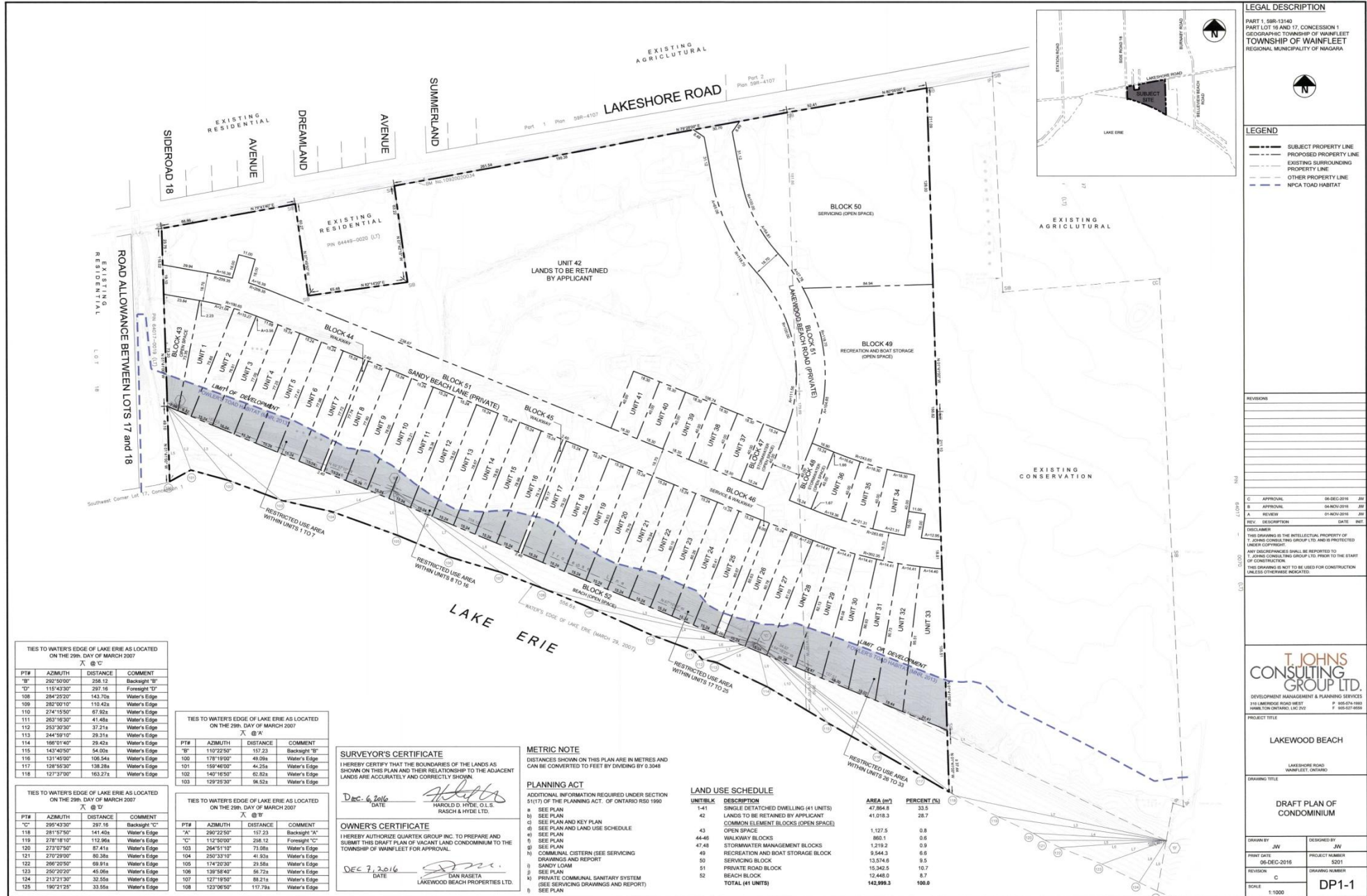
Meredith Kirkham, Deputy Clerk  
Corporation of the Township of Wainfleet  
31940 Highway #3, PO Box 40  
Wainfleet, ON L0S 1V0  
Tel: 905-899-3463 Ext. 275  
Email: [mkirkham@wainfleet.ca](mailto:mkirkham@wainfleet.ca)

#### KEY MAP



Lots 16 & 17, Concession 1 within the Township of Wainfleet

# Proposed Draft Plan of Condominium



**LEGAL DESCRIPTION**  
 PART 1, 588-13140  
 PART LOT 16 AND 17, CONCESSION 1  
 GEOGRAPHIC TOWNSHIP OF WAINFLEET  
 TOWNSHIP OF WAINFLEET  
 REGIONAL MUNICIPALITY OF NIAGARA

**LEGEND**  
 - - - - - SUBJECT PROPERTY LINE  
 - - - - - PROPOSED PROPERTY LINE  
 - - - - - EXISTING SURROUNDING PROPERTY LINE  
 - - - - - OTHER PROPERTY LINE  
 - - - - - NPCA TOAD HABITAT

**REVISIONS**

REV.	DESCRIPTION	DATE	INT.
C	APPROVAL	06 DEC 2016	JW
B	APPROVAL	04 NOV 2016	JW
A	REVIEW	04 NOV 2016	JW
1	DESCRIPTION		

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**T. JOHNS CONSULTING GROUP LTD.**  
 DEVELOPMENT MANAGEMENT & PLANNING SERVICES  
 215 LAKESHORE ROAD WEST  
 WAINFLEET, ONTARIO, L0C 2V2  
 P 905-274-9889  
 F 905-274-9898

**LAKEWOOD BEACH**  
 LAKESHORE ROAD  
 WAINFLEET, ONTARIO

**DRAFT PLAN OF CONDOMINIUM**

DRAWN BY: JW	DESIGNED BY: JW
PRINT DATE: 05-DEC-2016	PROJECT NUMBER: 5201
REVISION: C	DRAWING NUMBER:
SCALE: 1:1000	<b>DP1-1</b>

**TIES TO WATER'S EDGE OF LAKE ERIE AS LOCATED ON THE 29th DAY OF MARCH 2007**  
 X @ C

PT#	AZIMUTH	DISTANCE	COMMENT
98	282°50'00"	258.12	Backsight "B"
99	115°42'30"	287.16	Fore-sight "C"
106	284°25'20"	143.70a	Water's Edge
109	282°00'10"	110.42a	Water's Edge
110	274°15'50"	67.92a	Water's Edge
111	263°16'30"	41.48a	Water's Edge
112	252°30'30"	37.21a	Water's Edge
113	244°19'10"	29.37a	Water's Edge
114	106°01'40"	29.42a	Water's Edge
115	143°40'50"	54.00a	Water's Edge
116	131°48'50"	105.54a	Water's Edge
117	128°58'30"	138.28a	Water's Edge
118	127°37'00"	163.27a	Water's Edge

**TIES TO WATER'S EDGE OF LAKE ERIE AS LOCATED ON THE 29th DAY OF MARCH 2007**  
 X @ B

PT#	AZIMUTH	DISTANCE	COMMENT
98	119°22'50"	137.23	Backsight "B"
100	178°10'00"	49.08a	Water's Edge
101	158°46'00"	44.25a	Water's Edge
102	140°16'50"	61.82a	Water's Edge
103	129°25'30"	98.52a	Water's Edge

**TIES TO WATER'S EDGE OF LAKE ERIE AS LOCATED ON THE 29th DAY OF MARCH 2007**  
 X @ D

PT#	AZIMUTH	DISTANCE	COMMENT
97	282°43'30"	257.16	Backsight "C"
118	281°57'50"	141.40a	Water's Edge
119	278°18'10"	112.96a	Water's Edge
120	273°07'50"	87.41a	Water's Edge
121	270°25'00"	80.38a	Water's Edge
122	266°20'50"	69.81a	Water's Edge
123	257°20'20"	45.06a	Water's Edge
124	212°21'30"	33.55a	Water's Edge
125	190°21'25"	33.55a	Water's Edge

**TIES TO WATER'S EDGE OF LAKE ERIE AS LOCATED ON THE 29th DAY OF MARCH 2007**  
 X @ F

PT#	AZIMUTH	DISTANCE	COMMENT
97	127°16'50"	98.21a	Water's Edge
98	123°06'50"	117.79a	Water's Edge

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.  
 DATE: Dec 6, 2016  
 HAROLD D. HYDE, O.L.S.  
 RANCHO & HYDE LTD.

**METRIC NOTE**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**PLANNING ACT**  
 ADDITIONAL INFORMATION REQUIRED UNDER SECTION 9(1)(7) OF THE PLANNING ACT, OF ONTARIO RSO 1990  
 a) SEE PLAN  
 b) SEE PLAN  
 c) SEE PLAN AND KEY PLAN  
 d) SEE PLAN AND LAND USE SCHEDULE  
 e) SEE PLAN  
 f) SEE PLAN  
 g) SEE PLAN  
 h) COMMUNAL CISTERN (SEE SERVICING DRAWINGS AND REPORT)  
 i) SANDY LOAM  
 j) SEE PLAN  
 k) PRIVATE COMMUNAL SANITARY SYSTEM (SEE SERVICING DRAWINGS AND REPORT)  
 l) SEE PLAN

**OWNER'S CERTIFICATE**  
 I HEREBY AUTHORIZE QUARTER GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM TO THE TOWNSHIP OF WAINFLEET FOR APPROVAL.  
 DATE: Dec 7, 2016  
 DAN RASETA  
 LAKEWOOD BEACH PROPERTIES LTD.

**LAND USE SCHEDULE**

UNIT/BLK	DESCRIPTION	AREA (m <sup>2</sup> )	PERCENT (%)
1-41	SINGLE DETACHED DWELLING (41 UNITS)	47,884.8	33.5
42	LANDS TO BE RETAINED BY APPLICANT	41,018.3	28.7
43	COMMON ELEMENT BLOCKS (OPEN SPACE)	1,127.5	0.8
44-48	WALKWAY BLOCKS	860.1	0.6
47-48	STORMWATER MANAGEMENT BLOCKS	1,219.2	0.9
49	RECREATION AND BOAT STORAGE BLOCK	9,544.3	6.8
50	SERVICING BLOCK	13,514.6	9.5
51	PRIVATE ROAD BLOCK	15,342.5	10.7
52	BEACH BLOCK	12,448.0	8.7
	<b>TOTAL (41 UNITS)</b>	<b>142,999.3</b>	<b>100.0</b>

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