

NOTICE OF INTENTION TO PASS AN AMENDING BY-LAW TO REMOVE A HOLDING (H) SYMBOL

TAKE NOTICE that the Council of the Township of Wainfleet will hold a Regular Council Meeting on Tuesday July 9th, 2024 at 6:30 p.m. and intends to pass a Zoning By-law Amendment to remove a Holding (H) Symbol from Zoning By-law 034-2014 as per Section 36 of the Planning Act, R.S.O. 1990, c.P.13 with respect to the subject lands identified below.

THE SUBJECT LANDS are legally described as Concession 1, Part Lots 16 & 17 RP 59R-15051 PT 1 in the Township of Wainfleet. The subject lands are zoned Residential Lakeshore – RLS.C15-36(H), Open Space – O-3 and O-6 as per Zoning By-law 034-2014, and are shown on the key map below.

THE PURPOSE AND EFFECT of the proposed by-law is to remove the Holding (H) Symbol from the subject lands to permit the construction of dwellings within the approved and registered plan of condominium. The zoning was approved with a Holding (H) symbol to indicate that the construction of the dwellings could not occur until the approval of the following:

- a. a site plan agreement or condominium agreement and a municipal responsibility agreement for the water supply and sewage disposal systems;
- b. a stormwater management plan, grading plan and drainage plan satisfactory to the Township and the Niagara Peninsula Conservation Authority;
- c. a landscaping plan and tree preservation plan satisfactory to the Township;
- d. an environmental impact statement with habitat preservation plans satisfactory to the Township and Regional Municipality of Niagara;
- e. a geotechnical study for the proposed water supply and sewage disposal systems satisfactory to the Township and the Ministry of the Environment;
- f. Environmental Site Assessments satisfactory to the Township and the Ministry of Environment;
- g. a transportation impact study satisfactory to the Township; and
- h. parkland dedication satisfactory to the Township.

The property owner has fulfilled the necessary requirements pertaining to the Holding (H) Symbol through the provision of the required studies and agreements. As such, the Township is therefore in a position to remove the Holding (H) Symbol.

ADDITIONAL INFORMATION

Pursuant to Section 36 of the *Planning Act, R.S.O. 1990, c.P.13*, this is not a public meeting and notice has been given to the owner(s) of the land affected by the application and those individuals and agencies who requested through the Clerk further notice of meetings related to the lifting of the Holding (H) Symbol. Written submissions regarding the application may be submitted to the Planning Department via 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. Please quote file number Z08/2014W.

Any person wishing further information or clarification with regard to the application should contact Sarah Ivins, Planner, at 905-899-3463 ext. 225 or planning@wainfleet.ca. A staff report regarding the proposed amendment will be published in the agenda package for the meeting.

APPEAL RIGHTS

Pursuant to the Planning Act, R.S.O. 1990, c.P.13, only the owner(s) of the subject lands has appeal rights with respect to the removal of a Holding (H) Symbol. There are no third-party rights to appeal the proposed Zoning By-law Amendment. If you wish to be notified of the passing of the proposed Zoning By-law Amendment to remove the Holding (H) Symbol, you must make a written request to Amber Chrastina, Deputy Clerk of the Township of Wainfleet, at achrastina@wainfleet.ca or personal delivery to the Township Office at 31940 Highway #3, Wainfleet or regular mail to P.O. Box 40, Wainfleet, ON L0S 1V0. Please quote file number Z08/2014W.

Dated at the Township of Wainfleet
this 13th day of June, 2024.

File No. Z08/2014W (Lakewood Beach)

KEY MAP

