

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 Curtis & Ariel Bruinekool for the property described below. The application has been assigned File No. Z03/2024W.

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

July 9, 2024 at 6:30 p.m.
Council Chambers, Township of Wainfleet Municipal Office
31940 Highway #3, Wainfleet ON L0S 1V0

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

SUBJECT LANDS

The subject lands are located on the east side of Putman Road, between Wilford Road and Highway #3, and are known municipally as 52877 Putman Road. The subject lands are 872 m² in area and currently contains a single detached dwelling and a partially constructed accessory building (detached garage). The subject lands are shown on the attached map.

PURPOSE & EFFECT OF APPLICATION

The subject lands are currently designated as Agricultural Area under the Township's Official Plan and zoned Agricultural – A2 under Zoning By-law 034-2014. The applicant proposes to construct an accessory building (detached garage) for the subject property. The application proposes to rezone the subject lands from its current Agricultural – A2 zone to a site-specific Agricultural – A2-80 zone to permit the following structure requirements:

- Maximum overall lot coverage of 18.1%;
- Maximum accessory building lot coverage of 6.1%;
- Minimum interior side yard setback of 0.97m.

PURPOSE OF THE 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 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 Zoning By-law Amendment. Please note that all submissions, including personal information, will become part of the public record and may be publicly released. The public meeting will also be live-streamed through the Township's Youtube page. Written comments are encouraged and can be submitted by 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, to the attention of Sarah Ivins, Planner. The public commenting period will close at the conclusion of the public meeting.

If you require any accommodations to participate in the public meeting, please contact Sarah Ivins, Planner, at 905-899-3463 ext. 225 or planning@wainfleet.ca.

NOTES REGARDING YOUR RIGHTS

Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024* was given royal assent on June 6, 2024, and restricts third party appeals. The *Planning Act, R.S.O. 1990, c. P.13*, Section 34, Subsection 19 now states that the applicant, a specified person, a public body, the registered owner of the land to which the by-law applies and the Minister may appeal the decision of Council to the Ontario Land Tribunal provided that they made oral submissions at a public meeting or written submissions to Council before the by-law was passed. Parties other than those listed above, are no longer eligible to file appeals for this application.

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 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 Z03/2024W.

ADDITIONAL INFORMATION

Information regarding the proposed amendment is available on Township’s website at www.wainfleet.ca/publicnotices or can be viewed at the Township Municipal Office via appointment.

Any person requiring 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.

A public information report regarding the proposed amendment will be published in the Council meeting agenda package on Friday July 5th, 2024 and made available on the Township’s website at <https://calendar.wainfleet.ca/meetings>.

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

File No. Z03/2024W (Bruinekool)

SUBJECT LANDS

