

Section 34 of the Planning Act, R.S.O. 1990, c. P.13

**NOTICE OF OPEN HOUSE & PUBLIC MEETING
HOUSEKEEPING ZONING BY-LAW AMENDMENT**

TAKE NOTICE THAT the Corporation of the Township of Wainfleet has commenced a housekeeping zoning by-law amendment process for Zoning By-law 034-2014, as amended, to address several housekeeping items and to implement zoning for the Township's Hamlets, improving the functionality of the zoning by-law and conformity with the Township's official plan. The housekeeping amendment has been assigned File No. Z01/2024W.

TAKE NOTICE THAT the Corporation of the Township of Wainfleet will hold an **Open House** in which staff will present the draft amendments and answer questions on:

**Wednesday April 24, 2024 from 4:00 – 6:00 p.m.
Council Chambers, Township of Wainfleet Municipal Office
31940 Highway #3, Wainfleet ON L0S 1V0**

TAKE NOTICE THAT the Corporation of the Township of Wainfleet will hold a **Public Meeting** to consider the proposed amendments to Zoning By-law 034-2014 on:

**Tuesday April 30, 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>.

PURPOSE & EFFECT OF THE AMENDMENT

The purpose of the proposed housekeeping amendment is to address provisions for common minor variance requests, to provide clarification of definitions and provisions to improve the functionality of the zoning by-law and to implement zoning for the Township's eight Hamlets to conform with the Township's official plan. The key elements of the amendment include:

- Section 3 (Definitions): update the existing definitions of height, home industry, home occupation and lot coverage and implement new definitions for resort and temporary tent.
- Section 4 (General Provisions): update the existing provisions for temporary uses, setbacks from drainage works, home industries, home occupations, secondary suites and accessory buildings.
- Section 5 (Parking & Loading Provisions): add parking requirements for municipal offices, municipal operations centres, fire halls and libraries and modify loading requirements for institutional and industrial uses.
- Section 6 (Agricultural & Rural Zones): update permitted uses and lot coverage requirements, and implement new provisions for garden suites.
- Section 7 (Residential Zones): update the height requirements to address the change in the definition of height.
- Section 8 (Commercial Zones): update the height requirements to address the change in the definition of height.
- Section 9 (Industrial Zones): update the height requirements to address the change in the definition of height.
- Section 10 (Institutional Zones): add a municipal arena, municipal community centre and municipal operations centre as permitted uses.
- Section 12 (Mobile Home Park Zone): implement provisions for an accessory convenience retail store.
- Section 15 (Maps): include Maps 33 – 40 for the Township's Hamlets.

The proposed amendments can be reviewed in the Chart of Proposed Changes, Redlined Zoning By-law Excerpts, Hamlet Zoning Listing and Hamlet Maps available on the Township's website at www.wainfleet.ca/publicnotices under File No. Z01/2024W.

PURPOSE OF THE 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 and presented at a subsequent meeting of Township Council.

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

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 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.

Any personal information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 and may be used in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The Township of Wainfleet collects this information for the purposes of making informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Land Tribunal hearing. Information collected, used and disclosed is in accordance the Municipal Freedom of Information and Protection of Privacy Act. Questions about this collection and disclosure should be directed to the Planning Department at 905-899-3463 ext. 225 or planning@wainfleet.ca.

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 Z01/2024W.

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 proposed housekeeping amendment should contact Sarah Ivins, Planner, at 905-899-3463 ext. 225 or planning@wainfleet.ca.

A public information report regarding the proposed housekeeping amendment will be published in the Council meeting agenda package on Friday April 26th, 2024 and made available on the Township's website at <https://calendar.wainfleet.ca/meetings>.

Dated at the Township of Wainfleet this 10th day of April, 2024.

Section 34 of the Planning Act, R.S.O. 1990, c. P.13

**NOTICE OF OPEN HOUSE & PUBLIC MEETING
ZONING BY-LAW AMENDMENT – CANNABIS PRODUCTION FACILITIES**

TAKE NOTICE THAT the Corporation of the Township of Wainfleet has commenced a zoning by-law amendment process for Zoning By-law 034-2014, as amended, to regulate cannabis production facilities. The amendment has been assigned File No. Z02/2024W.

TAKE NOTICE THAT the Corporation of the Township of Wainfleet will hold an **Open House** in which staff will present the draft amendment and answer questions on:

**Wednesday April 24, 2024 from 4:00 – 6:00 p.m.
Council Chambers, Township of Wainfleet Municipal Office
31940 Highway #3, Wainfleet ON L0S 1V0**

TAKE NOTICE THAT the Corporation of the Township of Wainfleet will hold a **Public Meeting** to consider the proposed amendment to Zoning By-law 034-2014 on:

**April 30, 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>.

PURPOSE & EFFECT OF THE AMENDMENT

The purpose of the proposed amendment is to replace the existing term of 'medical marihuana facility' with the term 'cannabis production facility' as well as update some of the provisions for the use. A cannabis production facility is proposed to be defined as any land, building or structure used for growing, producing, processing, testing, destroying, storing, packaging and/or shipping of cannabis for medical or non-medical purposes but does not include the growing, producing and processing of four (4) or less cannabis plants on a lot for personal use or the retailing of cannabis or cannabis products under a retail operator license issued under the *Cannabis License Act, 2018*. A cannabis production facility will be permitted within the A2, A3 and A4 zones, subject to a site specific zoning by-law amendment and will have a minimum setback of 150m from the lot line of any residential or institutional use or zone.

Amendments are also proposed to the Township's Site Plan Control By-law 028-2015 and Medical Marihuana Licensing By-law 057-2017 to replace the term 'medical marihuana facility' with the term 'cannabis production facility'.

The proposed amendments can be reviewed in the Chart of Proposed Changes and Redlined Zoning By-law Excerpts, Redlined Site Plan Control By-law Guideline Excerpts and Redlined Medical Marihuana Licensing By-law available on the Township's website www.wainfleet.ca/publicnotices under File No. Z02/2024W.

PURPOSE OF THE 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 and presented at a subsequent meeting of Township Council.

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

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 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.

Any personal information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 and may be used in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The Township of Wainfleet collects this information for the purposes of making informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Land Tribunal hearing. Information collected, used and disclosed is in accordance the Municipal Freedom of Information and Protection of Privacy Act. Questions about this collection and disclosure should be directed to the Planning Department at 905-899-3463 ext. 225 or planning@wainfleet.ca.

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 Z02/2024W.

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 proposed amendment 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 April 26th, 2024 and made available on the Township's website at <https://calendar.wainfleet.ca/meetings>.

Dated at the Township of Wainfleet this 10th day of April, 2024.

NOTICE OF OPEN HOUSE AND PUBLIC MEETING DRAFT OFFICIAL PLAN AMENDMENT OPA 05

The Township of Wainfleet has initiated an amendment to the Township's Official Plan to Amend Section 8 (Implementation), in part to provide a framework in addressing recent legislative changes to the *Planning Act*.

TAKE NOTICE THAT the Corporation of the Township of Wainfleet will hold an **Open House** in which staff will present the draft amendment and answer questions on:

Wednesday April 24, 2024
From 4:00 p.m. to 6:00 p.m. in the
Council Chambers, Township of Wainfleet
31940 Highway #3, Wainfleet, ON L0S 1V0

TAKE NOTICE THAT the Corporation of the Township of Wainfleet will hold a **Public Meeting** to consider a proposed amendment to the Township's Official Plan under Section 17 of the *Planning Act* on:

Tuesday April 30, 2024
At 6:30 p.m. in the
Council Chambers, Township of Wainfleet
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>

PURPOSE & EFFECT OF THE PROPOSED AMENDMENT

A number of changes are proposed to Section 8 (Implementation) of the Official Plan. These changes are, in part, to address recent changes to the Planning Act (Bill 109 An Act to amend various statutes with respect to housing, development and various other matters).

The draft amendment proposes to:

- Amend Section 8.3 (Site Plan Control) to update the list of exemptions from site plan control along with updated numbering and minor administrative changes;
- Add policies to Section 8.3 (Site Plan Control), to formalize the delegation of site plan approval (drawings and agreements) to the Manager of Community and Development Services or their designate;
- Amend Section 8.7 (Pre-Consultation Policies) with respect to Pre-Consultation policies, with the goal of encouraging proper pre-consultation and pre-submission of complete applications;
- Amend Section 8.8 (Complete Application Policies) requiring the submission and efficient processing of complete applications, minor administrative changes are proposed; and
- Add policies to Section 8.8 (Complete Application Policies) with respect to Site Plan Approval requiring compliance with the Township's Site Plan Control by-law and policies regarding deeming Planning Act applications complete.

PURPOSE OF THE PUBLIC MEETING

The purpose of the public meeting is to provide more information about the applications and an opportunity for public input. No recommendations are provided at the Open House or Public Meeting and Township Council will not be making any decision at the public meeting. A recommendation report will be prepared and presented at a subsequent meeting of Township Council.

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. 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 Lindsay Earl, Manager of Community & Development Services. 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 Lindsay Earl, Manager of Community & Development Services at 905-899-3463 ext. 288 or planning@wainfleet.ca

NOTES REGARDING YOUR RIGHTS

If a person or public body would otherwise have an ability to appeal the decision of the Township of Wainfleet to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Wainfleet before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Wainfleet before the proposed official plan amendment is adopted, 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 add the person or public body as a party.

Any personal information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 and may be used in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The Township of Wainfleet collects this information for the purposes of making informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Land Tribunal hearing. Information collected, used and disclosed is in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions about this collection and disclosure should be directed to the Planning Department at 905-899-3463 ext. 225 or planning@wainfleet.ca.

If you wish to be notified of the decision of the Township of Wainfleet in respect of the proposed amendment, 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 OPA 05.

ADDITIONAL INFORMATION

Information regarding the proposed amendment is available on Township's website at <https://www.wainfleet.ca/en/build-and-invest/public-notices.aspx> or can be viewed at the Township Municipal Office via appointment. Any person requiring further information or clarification on the draft amendment or to arrange an appointment should contact Lindsay Earl, Manager of Community & Development Services at 905-899-3463 ext. 288 or learl@wainfleet.ca.

A public information report regarding the proposed amendment will be published in the Council meeting agenda package on Friday April 26, 2024 and made available on the Township's website at <https://calendar.wainfleet.ca/meetings>.

Dated at the Township of Wainfleet this 10th day of April, 2024.