

## NOTICE OF PUBLIC MEETING FOR PLANNING MATTERS

Get involved with your input. The Township of West Lincoln Planning/Building/Environmental Committee will hold a Public Meeting in accordance with the Planning Act where the matter(s) below will be considered. The meeting will take place:

### **VIRTUAL OPEN HOUSE**

**DATE:** Thursday, August, 20<sup>th</sup>, 2020

**TIME:** 6:30 – 8 PM

**LOCATION:** ZOOM Meeting\*

### **VIRTUAL PUBLIC MEETING**

**DATE:** Monday, September 14, 2020

**TIME:** 6:30PM

**LOCATION:** ZOOM Meeting\*

\*Please see below for further details on how to participate on Zoom or through an alternative method

### **About the Planning Application:**

#### **File Number and Name: 1601-022-19 – Township of West Lincoln Zoning Housekeeping Amendments**

The Township of West Lincoln has commenced a zoning bylaw amendment process to address some zoning issues that have been identified by Township staff in the Township Zoning Bylaw 2017-70, as amended.

The proposed zoning amendments include changes to private garage provisions, sign provisions and a number of site specific zoning updates to individual properties throughout the Township. The full list of proposed zoning amendments can be found on the reverse of this notice.

### **If you have any questions about this application, please contact the following planner:**

Name Gerrit Boerema, Planner II

Call: 905-957-5133

## **PLEASE READ: How to have your comments heard:**

Due to COVID-19, the Township will be hosting public meetings via ZOOM, an online video-conferencing system. We will also be hosting a virtual open house via ZOOM on Thursday August 20, 2020. To register for one of the Virtual Open Houses, please contact the Township Planning Department.

Please submit your written comments by 4 PM Wednesday, September 2, 2020 to have them included in Staff's report for the application. Please submit your comments to [jscime@westlincoln.ca](mailto:jscime@westlincoln.ca) with the file number for the application.

If you submit comments after this date, they will not be included in Staff's report. Please ensure all comments have been submitted prior to Friday, September 11, 2020 at 4pm. The comments will instead be read into the public record during the meeting. While residents are encouraged to make written submissions to the committee, members of the public will also be able to provide verbal comments at Committee and Council through Zoom. Please contact the Township Clerk by email at [jscime@westlincoln.ca](mailto:jscime@westlincoln.ca) or by phone at 905-957-3346, ext 5136 to register to speak at the meeting and you will be provided a link. Please state the date of the meeting and the file number you wish to address. If you are not able to access ZOOM through a computer, there is an option to call into the meeting through phone numbers and a code provided. If you wish to participate and cannot access the meeting through Zoom through a computer or by calling in, please notify the Clerk and all efforts will be made to accommodate your needs. To register for the Virtual Open House, please contact the Township Planning Department.

### **Important information about making a submission**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of West Lincoln Planning/Building/Environmental Committee before a by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of West Lincoln to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submission at a public meeting, or make written submissions to the Township of West Lincoln Planning/Building/Environmental Committee before a by-law is passed, 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.

Individuals who make written submissions with respect to a Planning Act application should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

For more information

The documents and background material for this application can be made available by contacting West Lincoln's Planning Department at:

Phone: 905-957-3346

E-mail: [planning@westlincoln.ca](mailto:planning@westlincoln.ca)

Website: [www.westlincoln.ca](http://www.westlincoln.ca)

**Copies of the Staff Report will be available Friday September 11<sup>th</sup>, 2020 after 4 PM on the Township's website.**

If you would like to be notified of Township Council's decision with respect to any planning application, you must make a written request (specifying which file number) to:

**Joanne Scime, Clerk**

Phone: 905-957-3346

E-mail: [jscime@westlincoln.ca](mailto:jscime@westlincoln.ca)

**Dated:** Thursday August 13th, 2020

The proposed housekeeping changes are summarized in the table below:

<b>Section/Table/Page #/Schedule</b>	<b>Issue</b>	<b>Current Wording</b>	<b>Consideration</b>
<b>TOWNSHIP WIDE AMENDMENTS</b>			
<b>Part 3 – Off-street Motor Vehicle Parking Facility Requirements</b>	Limited parking requirements for new residential uses and lack of visitor parking	Currently only require 1 space per single detached, or semi-detached	Consider increasing required parking spaces to 2 spaces on low density residential development
<b>Part 3 – Parking Space</b>	Garages can count as a parking space provided that it meets the minimum interior dimensions of 2.7m wide and 6m in length	Parking spaces shall be located in accordance with the following: In a residential zone on a lot with less than five dwelling units: within a permitted private garage or other parking structure; or	Consider minimum parking space requirements for garages.
<b>Part 3 – Accessory Dwelling Units</b>	Accessory Dwelling units which are only permitted on the second floor of a detached building are in some cases occupying first floors.	Accessory dwelling units shall be located within... a residential accessory building...above the ground floor and remain a secondary use to the accessory building.	Consider allowing a small percentage of the main floor to be used in conjunction with the second storey accessory unit.
<b>Part 3 – Sign Bylaw</b>	The Township now has a sign bylaw in place and to avoid duplication sign provisions will be removed throughout the zoning bylaw.		
<b>SITE SPECIFIC HOUSEKEEPING AMENDMENTS</b>			
<b>Map C2 – 9382 &amp; 9390 Regional Road 65 Road</b>	Rezone from Commercial 'C3' to Rural Residential 'RuR' - in line with previous zoning bylaw	Commercial 'C3'	Rural Residential 'RuR'
<b>Map S5 – 116 West Street – United Church and FORT</b>	Correct zoning boundaries to include the church building and FORT in an Institutional Zone	Open Space 'OS'	Institutional 'I'
<b>Map S5 – 6659 RR 20 – Greek Community Centre</b>	Rezone the lands to the previous Institutional 'I' to align with the Secondary Plan	Development 'D'	Institutional 'I'