



NOTICE OF A PUBLIC MEETING FOR AN AMENDMENT TO THE MAPLETON ZONING BY-LAW AND NOTICE OF COMPLETE APPLICATION ZBA 2021-06

TAKE NOTICE that the Council of the Corporation of the Township of Mapleton has received a complete application to consider a proposed amendment to the Comprehensive Zoning By-law 2010-80, pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, as amended.

PUBLIC MEETING Mapleton Council will consider this application at their meeting scheduled for:

Tuesday, April 13, 2021 @ 7:00 p.m.

Via Zoom Video Conferencing

The public is invited to watch & participate in the virtual meeting:

HOW TO JOIN

Please click this URL to join. <https://us02web.zoom.us/j/3950649180>

Description: Mapleton Council Meeting

Or join by phone:

Dial: 1 647 558 0588 Webinar ID: 395 064 9180

Location of the Subject Land

The property subject to the proposed amendment is legally described as Part Lot 10, Concession 14 E with a civic address of 7609 Wellington Road 7. The property is approximately 39.4ha (97.4ac) in size and the location is shown on the map below.

The Purpose and Effect of the Application

The purpose and effect of the proposed amendment is to rezone the subject lands from Agricultural (A) zone to Site Specific Agricultural (A-xx) zone. This application is seeking to rezone the retained agricultural portion of the property to prohibit any future residential development and to permit a maximum ground floor area of all accessory buildings on the severed parcel to be 414m² as opposed to 227.6m² as required in section 6.1.4(b) of the Zoning By-law. This rezoning is a condition of severance application B54/20, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 1 ha (2.5 ac) parcel with an existing dwelling, shed/garage and a woodworking Shop. A vacant 39.4ha (97.4ac) agricultural parcel would be retained. Additional relief may be considered at this meeting.

Oral or Written Submissions

Any person or public body is entitled to attend the public meeting and make written or oral submissions in support of or in opposition to the proposed zoning by-law amendment. Written comments should be submitted to the Township Clerk at the address or email address shown below.

Please note the meeting is video and audio recorded, which will be uploaded to the Township's YouTube page. By requesting to participate in the Zoom meeting you are consenting to have your likeness and comments recorded and posted on YouTube.

Power of the Tribunal to Dismiss Appeals

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Mapleton to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Mapleton before the by-law is passed, 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 Mapleton before the 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.

Township of Mapleton 7275 Sideroad 16, Box 160, Drayton, Ontario NOG 1PO

Phone: 519.638.3313 Fax: 519.638.5113 Toll Free: 1.800.385.7248

www.mapleton.ca



Request for Notice of Decision

If you wish to be notified of the decision in respect of the proposed Township of Mapleton Zoning By-law Amendment, you must make a written request to the Clerk.

Additional Information

For more information about this matter, including information about appeal rights, please contact the Clerk at the address or email shown below. O. Reg. 470/09, s. 2: 179/16, s. 2

Dated at the Township of Mapleton
This 24th day of March 2021.

Larry Wheeler, Clerk
Township of Mapleton
7275 Sideroad 16
Box 160
Drayton, ON. NOG 1P0
Phone: 519 638 3313 Ext.045 Fax:
519 638 5113

lwheeler@mapleton.ca

