

Township of Chatsworth Planning Committee Agenda

Wednesday May 11, 2016 at 6:00 p.m.

1) Call to order

2) Disclosure of Pecuniary Interest

3) Public meetings:

6:00 p.m. Zoning amendment Lot 12, Plan 1039

To rezone to permit 2 –Four Plex Buildings

4) Adjournment:

**NOTICE OF A COMPLETE APPLICATION
AND NOTICE OF A PUBLIC MEETING
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Corporation of the Township of Chatsworth is in receipt of a complete application for a Zoning By-law Amendment under Section 34 of the Planning Act, R.S.O. 1990, as amended.

AND TAKE FURTHER NOTICE that Council of the Corporation of the Township of Chatsworth will hold a Public Meeting on

Wednesday, May 11 at 6:00 p.m.

(date and time)

in the Municipal Council Chambers to consider the proposed Zoning By-law Amendment, as per the requirements of Section 34 of the Planning Act, R.S.O. 1990, as amended.

The proposed Zoning By-law Amendment will affect the lands described as,

Lot 12, Reg. Comp. Pan 1039, Geographic Village of Chatsworth,
Township of Chatsworth

(please refer to the sketch on the reverse of this form)

The purpose of the Amendment is to rezone a portion of the subject lands from 'R2-175' to 'R4-182' in order to facilitate the construction of two fourplex buildings. The owner intends to have the two buildings located on separate properties, and in this regard two applications for severance have also been submitted to the Township.

A special provision to the 'R4' zone is necessary to reduce the 'minimum lot area' requirement for a fourplex building from 0.8 hectares to 0.39 hectare. The two proposed parcels will have lot areas of 0.39 hectares and 0.56 hectares respectively. Zoning restrictions will be placed on the rear portions of the two proposed lots in order to protect the adjacent wetland. The current zoning of the remainder of the property will remain.

Be advised that the proposed development replaces the owner's previous proposal to extend Jane Street and create four, single family residential lots. The new proposal does not involve the extension of Jane Street.

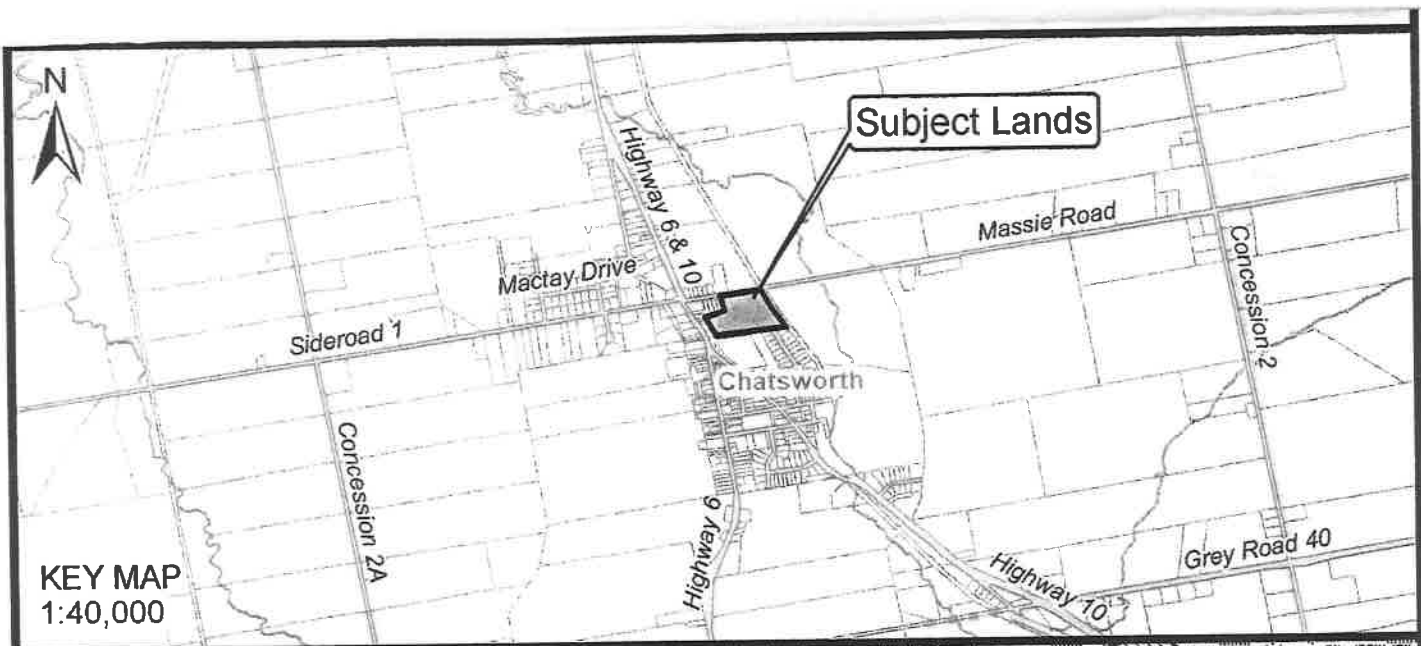
The subject property is located within the 'Secondary Settlement Area', 'Wetlands' and 'Hazard Lands' designations of the County of Grey Official Plan.

ANY individuals, corporations and public bodies 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. An individual, corporation or public body that does not make an oral submission at the public meeting or make a written submission to the Township of Chatsworth with regard to the Zoning By-law Amendment prior to the amendment being adopted is not entitled to appeal the Zoning By-law Amendment, nor is such person entitled to be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

ADDITIONAL information relating to the proposed Zoning By-law Amendment may be obtained by contacting the undersigned. Additional information includes the draft Zoning By-law Amendment and the Site Plans showing the proposed townhouse development .

DATED at Chatsworth this _____ day of _____, 2016.

Will Moore, CAO / Clerk
Township of Chatsworth
316837 Highway 6
R.R. #1
CHATSWORTH, Ontario
N0H 1G0
Tel. (519) 794-3232
Fax (519) 794-4499



LEGEND			
	Lands subject to amendment		
	Restricted Rural		Multiple Residential
	Urban Residential		Local Commercial
			Institutional
			No Development
			Environmental Protection
			Wetlands Protection

Note Updated and pending zone labels converted to annotation

THE CORPORATION OF THE TOWNSHIP OF CHATSWORTH
BY-LAW NUMBER 2016-30

BEING a By-law to amend Zoning By-law No. 2015-61, entitled the "Township of Chatsworth Comprehensive Zoning By-law";

WHEREAS the Council of the Corporation of the Township of Chatsworth deems it in the public interest to pass a By-law to amend Zoning By-law No. 2015-61;

AND WHEREAS pursuant to the provisions of Sections 34 of the Planning Act, R.S.O. 1990, as amended, By-laws may be amended by Councils of Municipalities;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF CHATSWORTH ENACTS AS FOLLOWS:

1. Schedule "32" to Zoning By-law No. 2015-61 is hereby amended by changing the zone symbols affecting the lands described as Lot 12, Reg. Comp. Plan 1039, Geographic Village of Chatsworth, Township of Chatsworth, as shown more particularly on Schedule "A" attached hereto.

2. Section 27 of By-law No. 2015-61 is hereby amended by adding the following exceptions:
 - 27.182 **R4-182** Lands within the 'R4-182' Zone shown on Schedule 32 and described as Lot 12, Reg. Comp. Plan 1039, Geographic Village of Chatsworth, Township of Chatsworth shall be used in accordance with the 'R4' zone provisions excepting however that the minimum lot area shall be 3960 square metres. Development shall be subject to a Site Plan Control Agreement.

 - 27.183 **R4-183** Lands within the 'R4-183' Zone shown on Schedule 32 and described as Lot 12, Reg. Comp. Plan 1039, Geographic Village of Chatsworth, Township of Chatsworth, and shown on Schedule A, shall be used only in accordance with the following:
 - (I) No buildings or structures shall be permitted except for fences and bollards.

 - (II) No tree cutting or thinning shall be permitted within this area except the removal of trees as required for health and safety including best management forest practices.

 - (III) Site alteration shall be limited to septic mantles and minor alterations such as grass seeding and the placement of permeable walking paths, provided no trees are removed except as permitted in paragraph (II) above.

3. This By-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act, R.S.O. 1990, as amended.

Read a first time this _____ day of _____, 2016;

Read a second time this _____ day of _____, 2016;

Read a third time and finally passed this _____ day of _____, 2016.

Mayor

Clerk

* * * *

I hereby certify that the foregoing is a true copy of By-law No. _____ as enacted by the Council of the Corporation of the Township of Chatsworth this _____ day of _____, 2016.

Date

Clerk

SCHEDULE "A"

BY-LAW No. 2016 - _____

AMENDING BY-LAW No. 2015-61

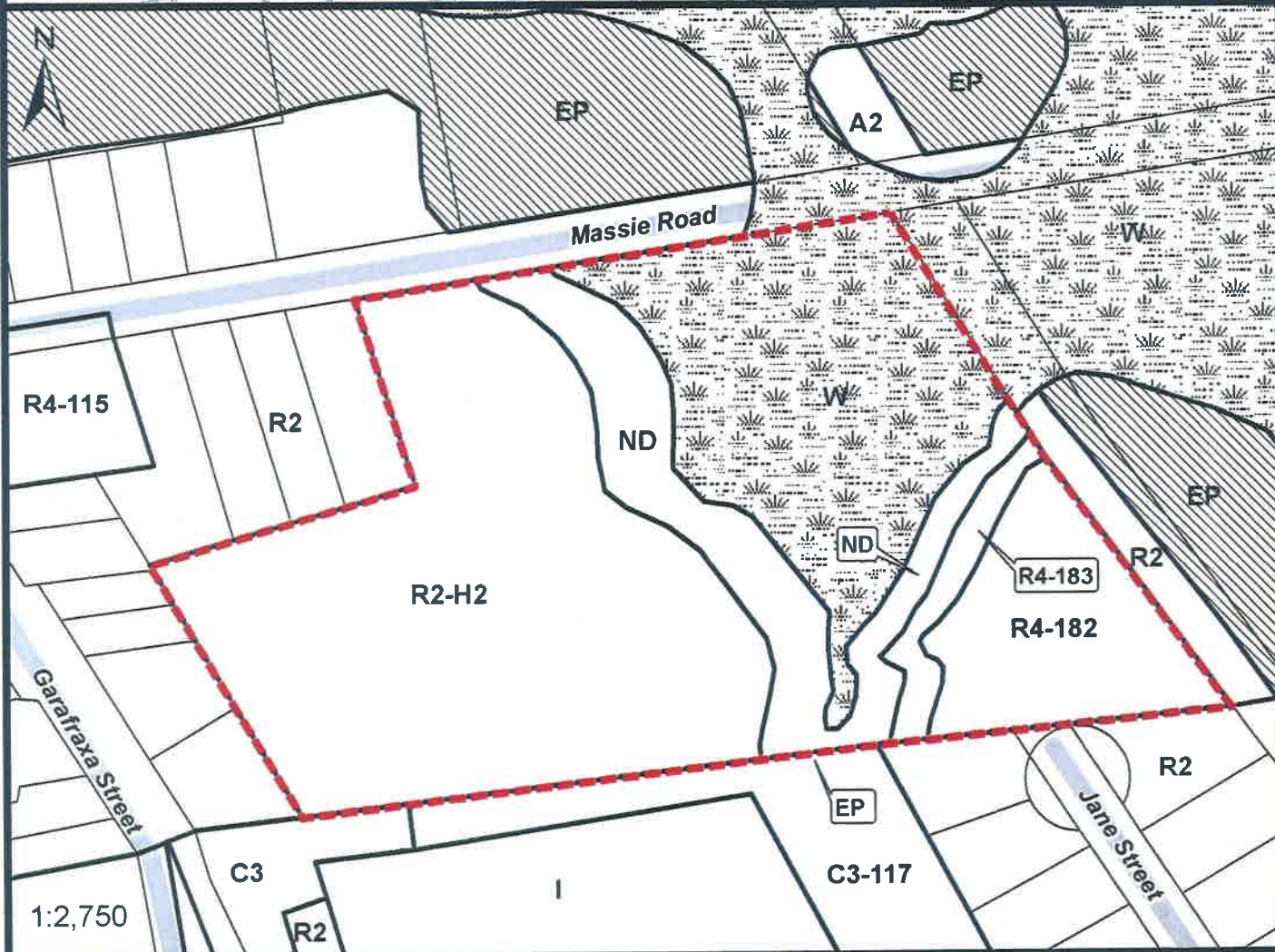
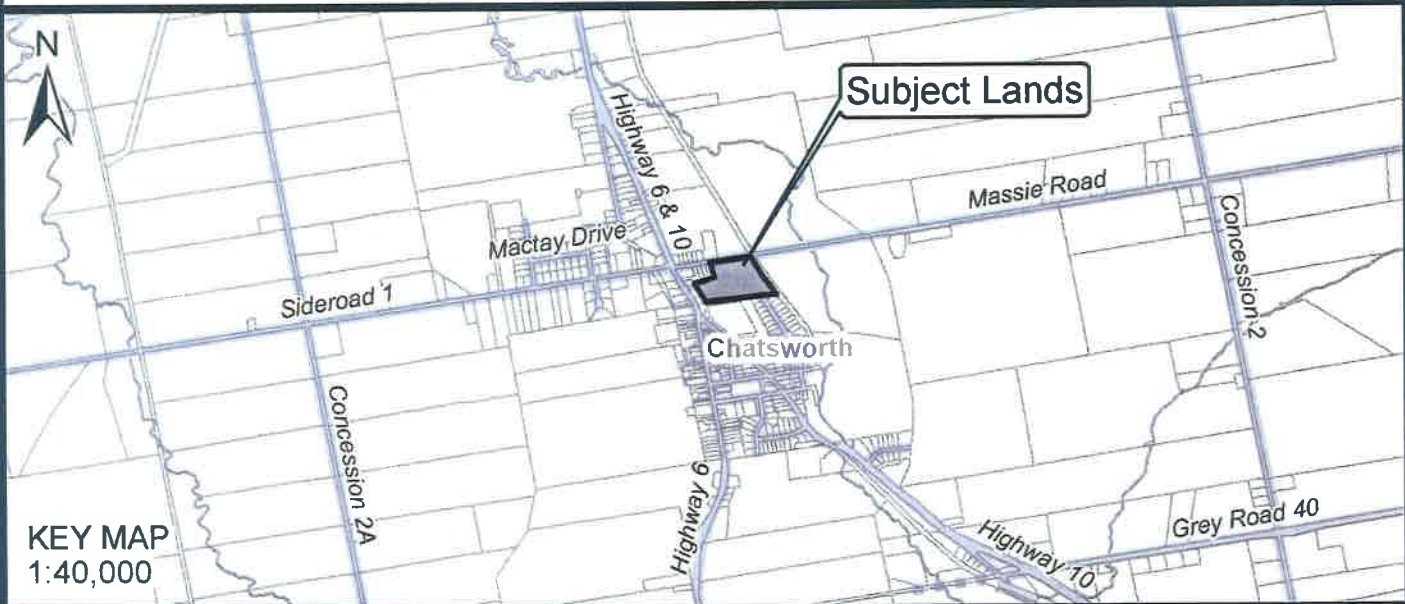
TOWNSHIP OF CHATSWORTH

DATE PASSED: _____, 2016





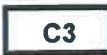




SIGNED: _____

BOB PRINGLE, MAYOR

WILL MOORE, CLERK



LEGEND

- | | | |
|---|--|---|
|  Lands subject to amendment |  Multiple Residential |  No Development |
|  Restricted Rural |  Local Commercial |  Environmental Protection |
|  Urban Residential |  Institutional |  Wetlands Protection |