

## **NOTICE OF A PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

In 2018, a public meeting was held by Township Council to discuss the Zoning By-law Amendment application described below. No decision was made by Council at that time and the application has since been held in abeyance. Another public meeting is being held by Township Council on **Wednesday, January 3, 2024 at 9:30 a.m.** 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 following information is relevant to the application:

File No.: Z04/2018

Owner: Timothy Nuhn c/o Nuhn's Garage & 806388 Ontario Inc.

Legal Description: Part Lot 28, Concession 1, Geographic Township of Sullivan, Township of Chatsworth

Address: 315358 and 315352 Highway 6

Purpose: To change the zoning of two properties as follows:

A large portion of the property known as 315352 Highway 6 is zoned 'M2-7' (Rural Industrial – Exception), a site-specific zoning that permits a wrecking yard and a detached dwelling. Originally, this entire property was zoned for such purpose; however, the 2006 version of the Township's Zoning By-law excluded the northeast corner of this parcel from the 'M2-7' zone, and instead placed these lands in the 'A1' (Rural) zone. This is believed to be an error. This same zoning was carried forward into the 2015 version of the Township's Zoning By-law. The proposed Zoning By-law Amendment would rezone the 'A1' zoned portion of the site to 'M2-7'.

The adjacent property, known as 315358 Highway 6, is zoned 'A1', despite being used as part of the wrecking yard since 1967 according to the owner. The proposed Zoning By-law Amendment would rezone these lands from 'A1' to 'M2-7'.

With regard to the wording of the 'M2-7' zone, the original zoning of this site allowed for the sale of 20 vehicles; however, the wording was mistakenly changed in the 2006 version of the Township's Zoning By-law to limit the number of vehicles in the wrecking yard operation to 20. This error was carried forward in the 2015 version of the Township's Zoning By-law. The proposed Zoning By-law Amendment would amend the wording of the 'M2-7' zone by applying the 20 vehicle limit to the sales portion of the business once again.

The lands subject to rezoning are designated 'Rural' and 'Hazard Lands' on Schedule A to the County of Grey Official Plan. A map showing the location of the property is attached.

**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 Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**ADDITIONAL** information relating to the proposed Zoning By-law Amendment may be obtained by contacting the Township Office at Ext. 134.

**DATED** this 4<sup>th</sup> day of December, 2023

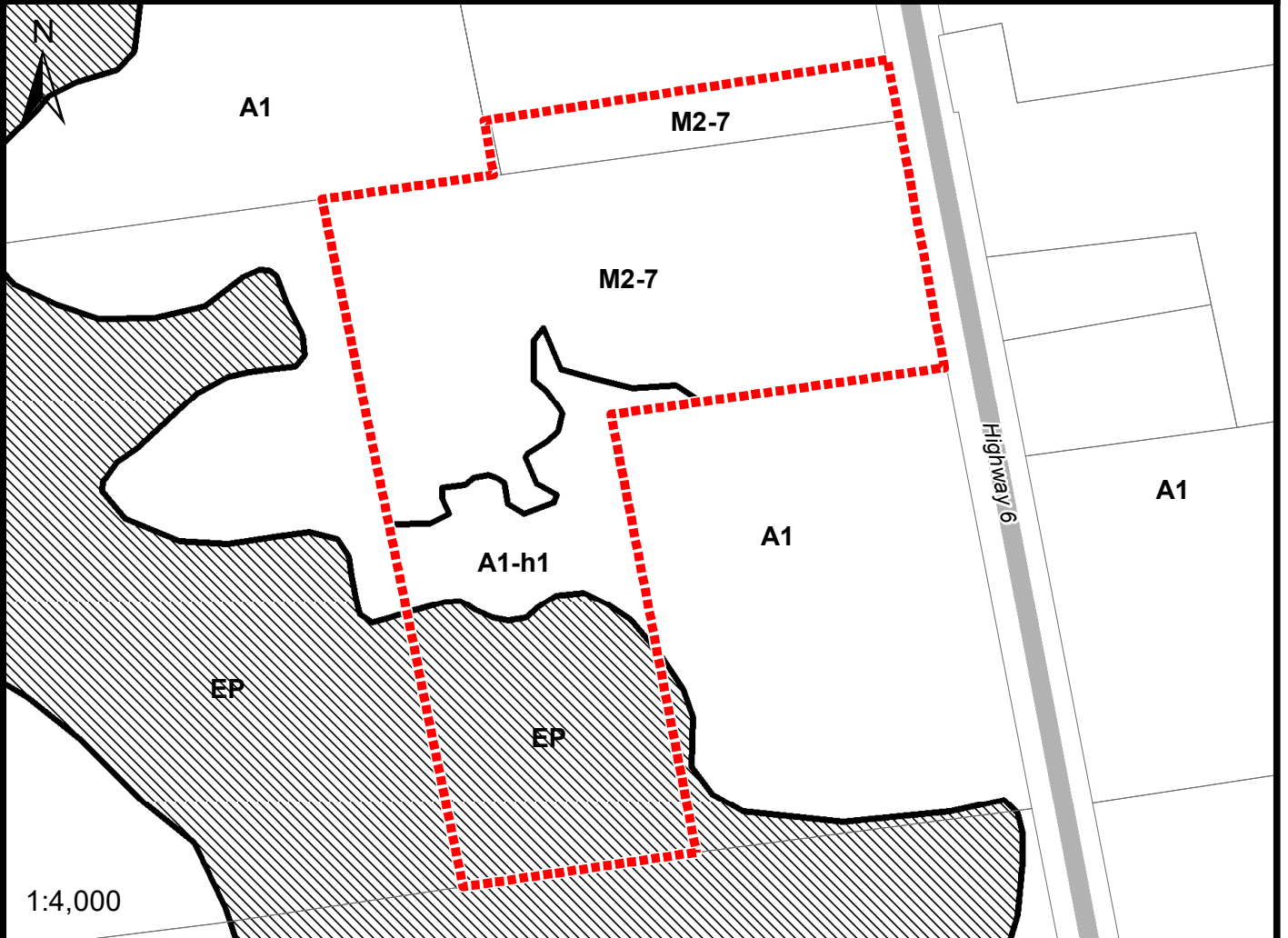
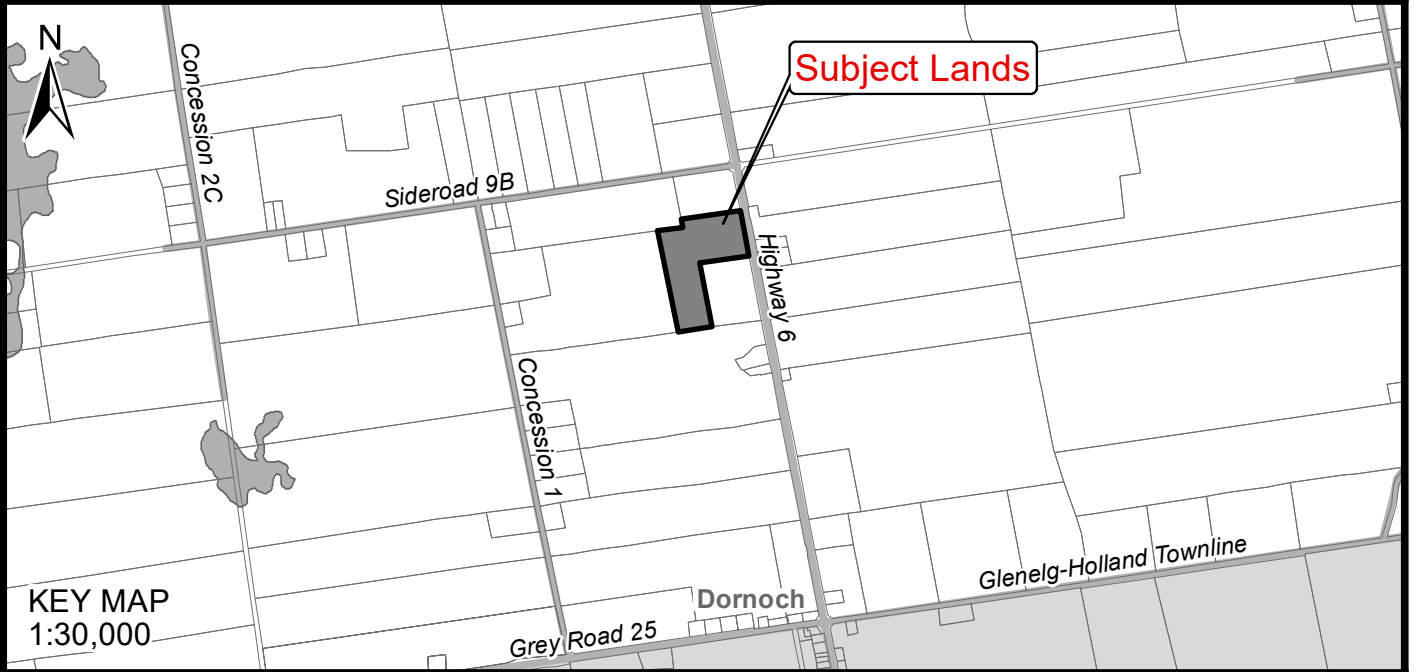
Tyler Zamostny, Deputy Clerk  
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# TOWNSHIP OF CHATSWORTH

## ZBA Z04/2018

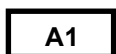
### SCHEDULE A



#### LEGEND



Subject Lands



Rural



Environmental Protection



Rural Industrial