



**Virtual Public Meeting
April 20 @ 6:30 p.m.**

**PROPOSED ZONING BY-LAW AMENDMENT & DRAFT PLAN OF
SUBDIVISION**

HANSLER HEIGHTS PHASE 2

AGENDA ITEMS:

1) Mayor Terry Ugulini

Re: Opening remarks and purpose of meeting

This Public Meeting is being held pursuant to the provisions of Section 34 & 51 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

The applicant seeks approval to amend Zoning By-law No. 60 (2019) from 'Future Development Zone' to Residential Zones 'R1C' and 'R3B' Site Specific, and Open Space Parks and Recreation (OS1) Zone. The relief requested includes amendments to minimum lot area, maximum lot coverage, landscaped open space, garage width, and lot frontage and encroachments for townhouses.

The applicant seeks approval for a draft plan of subdivision for eighty-one dwelling units consisting of 30 single-detached lots, and 12 townhouse blocks.

Council will receive and consider all comments received at the public meeting; no decision on the applications is being made this evening.

Zoning By-law Amendment:

Any of the following, no later than 20 days after giving notice, may appeal the decision by filing with the City the notice of appeal that must set out the reasons for the appeal accompanied by the Tribunal's fee:

- The applicant;
- A person or public body who, before the amendment and by-law were passed, made oral submissions at the public meeting or written submissions to Council; and
- The minister

If a person or public body did not make an oral submission at a public meeting or provide written submissions to Council before the by-law was passed, the Tribunal will determine if there are reasonable grounds to add the person or public body as a party.

Plan of Subdivision:

Any of the following, no later than 20 days after giving notice, may appeal the decision, the lapsing provision, or any of the conditions to the Tribunal by filing with the City the notice of appeal that must set out the reasons for the appeal accompanied by the Tribunal's fee:

- The applicant
- A public body who before Council made its decision made oral submissions at a public meeting or written submissions to Council
- A person (listed in subsection 51 (48.3) of the Planning Act) who before Council made its decision made oral or written submissions to Council
- The Minister
- The municipality in which the land is located

If a person or public body did not make an oral submission at a public meeting or provide written submissions to Council before the decision was given, the Tribunal will determine if there are reasonable grounds to add the person or public body as a party.

For further information on appeals, and/or preserving your appeal rights, please speak with a City Planner.

2) Presentation from Applicant's Planning Consultant

Re: Upper Canada Consultants

3) Presentation from City Staff

Re: Brynne O'Neill, Senior Planner

4) Public Participation

Re: Public input

Now at this time, is there anyone online who wishes to speak on the applications received, please indicate to the Clerk your desire to speak.

Please provide your name and address for the public record.

5) Mayor Terry Ugulini

Re: Closing remarks and closing of meeting

This fulfils the requirements of the Planning Act. R.S.O. 1990, c. P.13, pursuant to Section 34. Council will consider staff's recommendation report at a future meeting date.

Please provide your contact information and indicate to the Clerk at clerk@thorold.ca if you wish to receive notice of Council's decision.

Alternatively, a letter requesting to receive notice of Council's decision may be sent to the Clerk.

As such, the public meeting portion of this application is now closed.