



Township of Wellesley

4639 Lobsinger Line, R.R. #1, St. Clements, ON - N0B 2M0

TAKE NOTICE that the Council of the Corporation of the Township of Wellesley will hold a Public Meeting on the **7th day of December 2021 at 6:45 p.m.** for the purpose of receiving comments with respect to various housekeeping amendments to Zoning By-Law 28/2006.

NOTE: As in person meetings are not an option at this time you can participate in this meeting via zoom or view the meeting through YouTube.

For additional details please call the Township Planner at 519-699-3952, gvanderbaaren@wellesley.ca or Municipal Clerk at 519-699-3946 gkosch@wellesley.ca

THE PROPOSAL

The Township of Wellesley is proposing several general amendments to the existing Zoning By-law to incorporate amended regulations for On Farm Diversified uses, provide additional definitions, and make other general changes to the by-law. The proposed amendments affect all lands in the Township. A full copy of the proposed amendments and other background documentation is available from the Township website at www.wellesley.ca. The following items identify some of the more substantive proposed changes to the Zoning By-law.

1. Any reference to farm related occupation is replaced with “on-farm diversified use” (OFDU) to align with OMAFRA Guidelines. The maximum permitted size for OFDU’s is increased and several new definitions relating to the updated regulation are added and other definitions are revised.
2. New definitions and regulations are proposed to permit home-based food businesses in alignment with home occupations.
3. Commercial and Agricultural Greenhouses definitions are revised to clarify the distinction between such uses.
4. The definitions for building line, lot, and lot frontage are amended to avoid confusion regarding the measurement of these aspects, particularly on pie shaped lots and corner lots
5. A new definition of short-term rentals is included.
6. Non-conforming uses, and corresponding definitions are amended to remove reference to a maximum time where a non-conforming may be temporarily discontinued.
7. Temporary uses regulation is amended to recognize temporary use buildings and mobile homes after a dwelling is destroyed by natural causes.

Any persons may participate in the public meeting and make written and/or verbal representation either in support of or in opposition to the proposed amendment.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Wellesley before the by-law is passed, the person or public body is not entitled to appeal the decision of the Township of Wellesley to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Wellesley 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional information relating to the proposed application is available from the Township and can be arranged by contacting the Municipal Offices of the Township of Wellesley.

Information requests may also be submitted to: **Geoff VanderBaaren, Director of Planning**, gvanderbaaren@wellesley.ca 4639 Lobsinger Line, St. Clements, ON N0B 2M0
PH: 519.699.3952 FX: 519.699.4540,