



# Township of Wellesley

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

September 14, 2017

**Re: Your Invitation to participate in an Official Plan Amendment Application (OPA 02/17) and a Zoning By-law Amendment Application (ZBA 04/17)  
4670 & 4678 Lobsinger Line  
Part Lots 3, 4, & 7, Con 7, East Section  
TOWNSHIP OF WELLESLEY**

Dear Property Owner,

TAKE NOTICE that the Township Council will hold a public meeting to consider the proposal to amend the Official Plan under Section 21 of the *Planning Act, R.S.O. 1990*, as amended, as well as to consider the proposal to amend the comprehensive Zoning By-law under Section 34 of the *Planning Act, R.S.O. 1990*, as amended.

**The Public Meeting to discuss this application will be held on  
October 10, 2017 at 6:45 pm  
at the Township Council Chambers  
4805 William Hastings Line, Crosshill**

This meeting is required by the *Planning Act, R.S.O. 1990*, as amended. At this meeting, members of Township Council will listen to any comments or presentations in favour of and/or in opposition to the application. **A DECISION MAY OR MAY NOT BE MADE AT THIS MEETING.**

---

## **DETAILS OF THE APPLICATION:**

The Township of Wellesley has received applications for Official Plan and Zoning By-law amendments related to the properties at 4670 and 4678 Lobsinger Line, Crosshill. The lands of 4670 Lobsinger Line, Crosshill, are 0.63 hectares in size and contain a single detached house and a shop. The lands are currently designated "Settlement Residential" in the Official Plan and Zoned Settlement Residential (SR-5) in the Zoning By-law. The SR-5 Zone permits small engine repair and sales as well as sales repair and fabricating of small utility trailers within a maximum 348 m<sup>2</sup> building. The owner has applied to amend the Official Plan and re-designate the rear portion of the property from Settlement Residential to Dry Industrial/Commercial. Additionally, the owner has applied for a Zoning By-law amendment to rezone the northern portion of the property from SR-5 to SR (Settlement Residential), removing the additional uses currently permitted on the land. In conjunction, the owner is proposing to rezone the southern portion of the property from SR-5 to Dry Industrial (DI). The DI Zone permits a variety of dry industrial and commercial uses. The owner is proposing to construct a new 557.5m<sup>2</sup> (6,000ft<sup>2</sup>) contractor's shop. The SR Zone permits a variety of residential uses. These proposed amendments would remove any additional permitted uses on the north portion of the property, and allow for dry industrial uses on the southerly portion.

Telephone: (519) 699-3952 - Fax (519) 699-4540 E-mail: [gvanderbaaren@wellesley.ca](mailto:gvanderbaaren@wellesley.ca)

Website: [www.wellesley.ca](http://www.wellesley.ca)

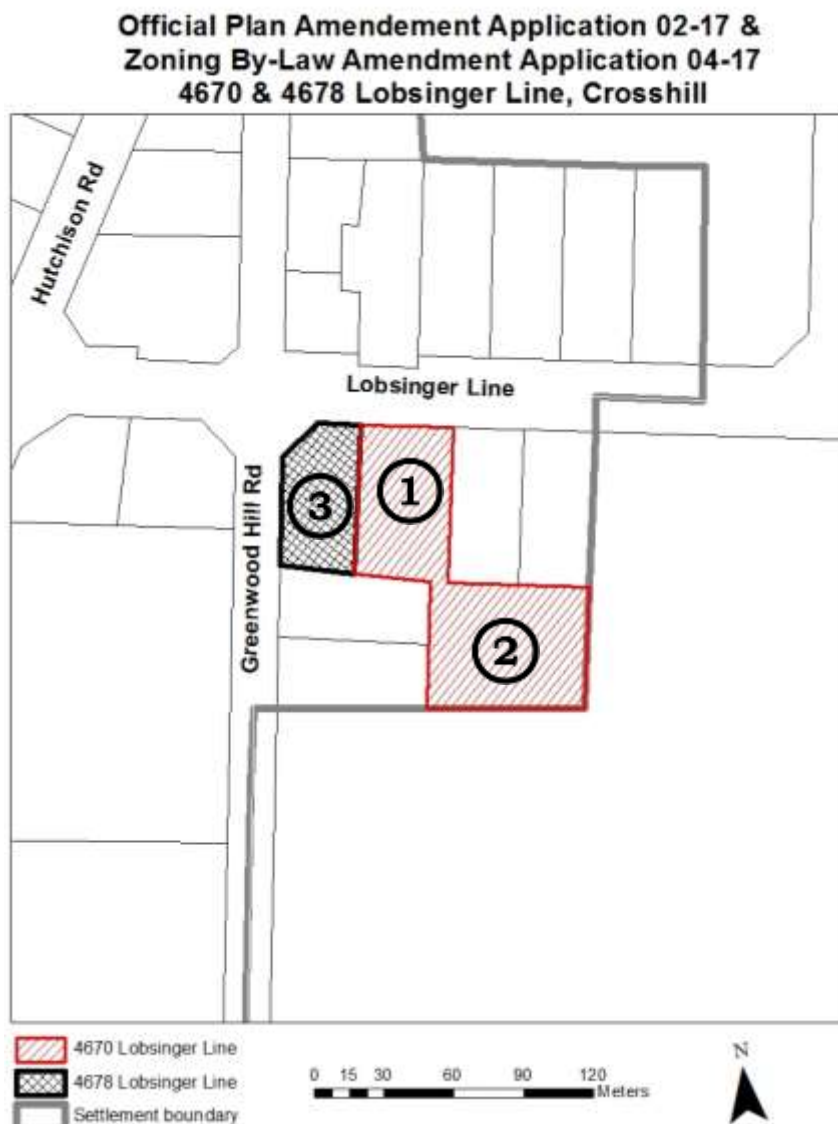
The lands of 4678 Lobsinger Line, Crosshill, are 0.20 hectares in size and are vacant, having never been built on. The owner has applied to amend the Official Plan and re-designate the land from Dry Industrial/Commercial to Settlement Residential. The landowner is also proposing a Zoning By-law amendment to rezone the property from DI to a site-specific SR zone, and to recognize the reduced lot area and lot frontage. This would allow for the future construction of a residence.

All of these changes are illustrated on the map below.

***Any persons may attend 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 Council of The Corporation of the Township of Wellesley to the Ontario Municipal Board.**

**Key Map: OPA 02-17 & ZBA 04-17, 4670 & 4678 Lobsinger Line - Wellesley Township**



**OPA/ZBA Legend:**

- 1) 4670 Lobsinger Line (Northern Portion)
  - a) Zoning By-law amendment to rezone from SR-5 to SR
  
- 2) 4670 Lobsinger Line (Southern Portion)
  - a) Official Plan amendment to re-designate from Settlement Residential to Dry Industrial/Commercial
  - b) Zoning By-law amendment to rezone from SR-5 to Dry Industrial (DI) to permit 6000 sq. ft. contractors building.
  
- 3) 4678 Lobsinger Line
  - a) Official Plan amendment to re-designate from Dry Industrial/Commercial to Settlement Residential
  - b) Zoning By-law amendment to rezone from DI to a site-specific SR

**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 Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.**

If you wish to be notified of the decision of the proposed Zoning By-law amendment, or the refusal to amend the zoning by-law, you must make a written request to the Township of Wellesley, 4639 Lobsinger Line, St. Clements, ON N0B 2M0.

If you have questions regarding the proposed Zoning By-law Amendment, please direct them to the Director of Planning, Geoff VanderBaaren, 519-699-3952. Additional information relating to the proposed application is available for inspection during regular business hours at the Municipal Offices, Township of Wellesley. Information requests may also be submitted to [gvanderbaaren@wellesley.ca](mailto:gvanderbaaren@wellesley.ca).

**Dated at the Township of Wellesley this 14th day of September, 2017**

4639 Lobsinger Line, St. Clements, ON N0B 2M0  
PH: 519.699.4611 FX: 519.699.4540