



The Corporation of the Township of Asphodel-Norwood

Notice of Complete Application and Public Meeting Concerning a Proposed Zoning By-Law Amendment

Take notice that the Corporation of the Township of Asphodel-Norwood hereby considers an application to amend Zoning By-Law 2009-08 under Section 34 of the Planning Act, as described below in the Purpose and Effect, to be a Complete Application in accordance with Section 34(10.7) of the Planning Act. The application has been assigned file number ZBLA-03-2024.

Location

A Key Map is attached which indicates the location of the lands which are subject to the application. The lands are located at Concession 9, Part Lots 17 and 18, in the Township of Asphodel-Norwood.

Public Meeting

The Council of the Corporation of the Township of Asphodel-Norwood will hold a Public Meeting under Section 34 of the Planning Act. You are invited to attend the Statutory Public Meeting to consider the proposed amendment. This meeting will take place on:

Date: **January 14th, 2025**

Time: **2:00 P.M.**

Location: **Millenium Room, 88 Alma Street, Norwood ON K0L 2V0**

If you wish to participate in the electronic meeting in real time, please contact the Clerk by email at clerk@antownship.ca no later than 4:00 p.m. on the day prior to the scheduled meeting and you will be provided with an invitation to join the meeting using your computer or phone. Although possible for members of the public to “attend” a meeting electronically, and provide verbal submissions, we would encourage you to communicate with Council by forwarding written comments in support or opposition to the Clerk.

Recorded meetings will be posted on the [Township YouTube channel](#) as soon as possible after the meeting for public viewing.

Purpose and Effect of the Application

The purpose of the subdivision application is to permit development of a portion of the site with 158 residential units, in the form of 146 single detached dwellings and 12 row houses. The plan includes blocks for drainage and stormwater management, as well as a network of public streets.

The effect of the zoning amendment application is to amend the existing zoning of the subject lands to permit the development of Phase 1 consisting of;

- 22 dwelling units having frontage of 7.6 metres,
- 44 dwelling units having frontage of 11 metres,
- 34 dwelling units having frontage of 12.2 metres,
- 45 dwelling units having frontage of 15.2 metres,
- 12 dwelling units - row houses having frontage of 6 metres, and
- 1 dwelling unit having frontage of 19 metres.

The subject lands were previously designated and zoned to permit a mix of housing units and types by County OPA 35 and Township By-law 2021-35 in 2021. The applicant has made some changes to that approval in the form of reconfigured lot sizes and orientation and plans to proceed in phases. Subdivision approval is required to permit development of Phase 1.

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

The Right to Appeal

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

If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Asphodel-Norwood 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.

If you wish to be notified of the decision for any application, you must make a written request to the Township of Asphodel-Norwood at the address noted below and quote the appropriate file number(s), ZBLA-03-2024.

Additional information relating to the proposed amendment is available for inspection at the Township office during regular office hours.

This notice is circulated as a requirement of *The Planning Act*, and is intended to provide the public and ministries / agencies with information related to the proposed amendment, in order to solicit public / agency input. This notice does not infer that the application is approved.

Dated at the Township of Asphodel-Norwood
this 20th day of December, 2024

Clerk
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Key Map

